

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
June 10, 2015
3:00 pm – Crested Butte Town Hall

MEMBERS PRESENT:

Kelly McKinnis; (President) Gunnison County
Margot Levy; Town of Crested Butte
Skip Berkshire, Town of Crested Butte
John Sale; Mount Crested Butte (joined at 3:23 pm)
Ellen Harriman, City of Gunnison
Richard Hagan, City of Gunnison

STAFF PRESENT:

Karl Fulmer; GVHRA Executive Director
Shannon Frias, GVRHA Program Manager

CALL TO ORDER:

Kelly McKinnis called the meeting to order at 3:05 pm.

MINUTES APPROVAL: The chair called for any corrections to the May minutes. No corrections were discussed. Margot Levy moved to approve the May minutes. Ellen Harriman seconded the motion. The minutes were approved unanimously.

Administrative Items:

Unit Sales –

There is a contract for Apache 101 and the Housing Authority is just waiting on an affidavit. The purchaser is paying cash for the unit and purchasing for \$119,900.

There has been some interest in 1416 Rock Creek but there are no complete applications at this time. Karl Fulmer informed the board that the Housing Authority will increase the advertising.

Kelly McKinnis did say that the purchase price of \$153,900 is very affordable and the Housing Authority should not have trouble selling the unit.

Bank of the West –

Karl Fulmer informed the board that the Housing Authority needs to apply for their own credit card. Karl Fulmer has been using his personal credit card and getting reimbursed. Karl Fulmer told the board that he would like to apply for a \$2500 credit limit credit card through Bank of the West. Kelly McKinnis asked who the signers would be on the card. Karl informed the board that he, Shannon Frias and Chris Peterson would be the signers and all purchases would all be accompanied by a form detailing the purchase per the Housing Authority policy. Margot Levy asked if there would be any fees attached to the card. Karl Fulmer stated that only late fees would be attached to the card. Skip Berkshire moved to approve a credit card for the Housing Authority which will be governed by the policies set forth in the Housing Authority Credit Card Policy. Margot Levy seconded the motion. The motion passed unanimously.

Personnel Policy –

Karl Fulmer informed the board that the Personnel Policy has been completed. He used the Gunnison County policy and made changes to apply the policies to the Housing Authority. Karl Fulmer informed the board that he would go over each redline part of the policy and if they had questions or wanted something changed it could be done step by step. The board agreed with all changes. The board agreed a more detailed sentence needed to be added to "Complaints Resolutions Process. The sentence reads "Within three working days the President of the GVRHA Board of Directors should then take the complaint to the Officers of the Board (Executive Committee). This committee shall then make a recommendation to the Board as a whole." Karl Fulmer asked the board for approval of the personnel policy. Margot Levy moved to approve the personnel policy as amended in the Complaints Resolution Section. Ellen Harriman seconded. The personnel policy was unanimously approved.

GVHF –

Karl Fulmer informed the board that the Gunnison Valley Housing Foundation did vote to approve \$20,000 for the needs assessment with the understanding that \$10,000 will be returned. Kelly McKinnis asked if there was a contingency with the Housing Foundation

commitment. Karl Fulmer did not think there was. He will review his notes to get clarification on that. Karl Fulmer stated to the board that he understood that CBMR would commit in 2016. He also stated that there were no specifics from the City of Gunnison at this time.

Community Housing Meeting – There was a community housing meeting in Crested Butte on 5/28/2015. Karl Fulmer attended. He thought the meeting was mostly positive. The idea of homeowner and tenant educational classes be brought to Gunnison. Karl Fulmer is working with Shirley Diaz, Executive Director San Miguel Housing Authority, to come to Gunnison in September to begin some classes. Kelly McKinnis stated that the Housing Foundation is also looking into classes. Karl Fulmer and Kelly McKinnis will discuss a way to collaborate this effort.

Program Updates:

Section 8 – Shannon Frias informed the board that the Housing Authority now has 41 vouchers leased up. At this time there a 3 more families that a voucher has been issued to and they looking for housing.

Mountain View – There is one vacancy at Mountain View. A new tenant will be moving in on July 1, 2015.

Rehabilitation Program – The loan committee has approved and closed on 2 loans for the program.

Renter & Homeowner Education Classes – Karl Fulmer informed the board that he has been in contact with Shirley Diaz, Executive Director, San Miguel Housing Authority to work on her to commit to at least 3 classes in Gunnison. Kelly McKinnis stated she feels the classes are very important. Ellen Harriman stated is very important for the Housing Authority and the Housing Foundation to work together on this.

Anthracite Place:

Land Closing – The land closing for Anthracite was May 15, 2015. The plat map has had a small change.

Equity Closing - Karl Fulmer informed the board that the equity closing is the week of the 22nd, which was changed from the 15th.

Construction Closing - Karl Fulmer informed the board that the construction contract should be signed next week.

Groundbreaking – The groundbreaking will be June 8, 2015 at 10:00 am.

Start of Construction – The beginning of construction will be mid/late of June 2015.

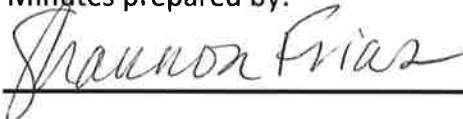
UPCOMING MEETING

The next meeting will be held on July 1, 2015 at the Gunnison Valley Regional Housing Authority office at 3:00 pm.

ADJOURN

Margot Levy moved to adjourn the meeting at 4:57 pm. John Sale seconded.

Minutes prepared by:



Shannon Frias, Housing Program Manager

Approved July 1, 2015



Kelly McKinnis, Board President