

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
March 4, 2015
3:00 pm – Gunnison Valley Regional Housing Authority

MEMBERS PRESENT:

Kelly McKinnis (President); Gunnison County
Anne Steinbeck; (Vice President) City of Gunnison
Paula Swenson, (Treasurer); Gunnison County
Ellen Harriman; City of Gunnison
Margot Levy, Town of Crested Butte
John Sale, Mount Crested Butte

STAFF PRESENT:

Karl Fulmer, GVRHA Executive Director
Shannon Frias, GVRHA Housing Program Manager
Murtaza Naqvi, VISTA

CALL TO ORDER: Anne Steinbeck called the meeting to order at 3:02 pm.

MINUTES APPROVAL: The chair called for any corrections to the December minutes. There were no corrections noted. Paula Swenson moved to approve the December minutes. Ellen Harriman seconded the motion. With the approval of the board the minutes were approved. Margot Levy abstained.

Administrative Items:

Unit Sales – Karl Fulmer informed the board that 1420 Rock Creek has a balloon payment due in April of 2016. The unit is for sale for \$149,500. It is a 3 bedroom, 2 bath unit. Karl Fulmer does not see any problem at this time at the unit selling. Karl Fulmer also informed the board that the Housing Authority will also begin to advertise 1416 Rock Creek for sale.

Karl Fulmer did inform the board that there is an issue with the sale of Stallion Park, Apache 101. The lender has denied the appraisal because there are no comparables in Crested Butte. There are very few condos to use to get comparables for deed restricted units. The unit will be advertised again. The price will be reduced to \$119,900.

New Audit Firm – Karl Fulmer has hired a new audit firm – Blair and Associates. This firm does other audits for small Housing Authorities. They charge \$4400 compared to McMahan and Associates which charge \$7500. Pete Blair did inform Karl Fulmer that a credit card policy does need to be in place. Karl Fulmer is urging the board to adopt the attached credit card policy.

***Kelly McKinnis, president, joined the meeting at 3:27 pm and began to preside over the meeting, relieving Anne Steinbeck, vice president, of the duty.

Credit Card Policy – Karl Fulmer, again, informed the board of the urgency to adopt the credit card policy. Previously the board had wanted to decrease the vendors which the Housing Authority had credit. Karl Fulmer suggested that the Housing Authority keep Fullmer's ACE hardware, City Market, and Walmart as vendors. The board agreed. Margot Levy moved to approve the credit card policy. Paula Swenson seconded. The motion passed unanimously.

Program Items:

Mountain View – Karl Fulmer informed the board of an upcoming eviction at Mountain View. The resident has been warned numerous times of their actions in the building. This residents actions have been documented consistently in their file. The Housing Authority staff has been active in trying to help this resident find new housing, thought they have been reluctant.

It has been brought up at Mountain View and requested that cameras be installed in the common areas of the building. Karl Fulmer asked the board if this would or should be an option at Mountain View. The board agreed this is not a good idea. The motion died on the table.

Section 8 – Shannon Frias informed the board that the Housing Authority has received 3 more vouchers from the state. GVRHA now has 45 HCV's. Although Shannon believes this to be a great development, she did inform the board that she is having trouble filling the vouchers she has. The reason is the lack of rental properties available in Gunnison at this time. At this time there are 6 families looking for housing and to lease up with their voucher. 2 of the families have chosen to transfer out of Gunnison. Shannon Frias will hold another section 8 voucher briefing on March 11, 2015 and issue 3 more vouchers.

Rehabilitation Program – Murtaza Naqvi informed the board that the Rehabilitation Program went into motion in January. Gunnison has 5 loans and the goal is to have 3 homeowners qualified by May 2015. At this time there are 3 applicants in the eligibility stage. Ellen Harriman asked if the applicants were in Gunnison. Murtaza Naqvi informed her that 2 are from Gunnison and 1 in in Lake Irwin. Margot Levy asked if people have to be the owner to qualify for the program. Murtaza informed the board that the residence must be owner occupied for the rehab program and the residence can get owner approval for the weatherization program. John Sale asked how Murtaza has been advertising for the program. Murtaza let the board know that he has been advertising in all newspapers and has lined up 8 PSA's on

the program. Kelly McKinnis informed the board that she has talked to Murtaza about reaching out to real estate agents to inform them of the program.

Anthracite Place Update – Karl Fulmer informed the board that we have received complete BOZAR approval for Anthracite Place. On Monday, March 9th, a building permit application will be submitted. The Town of Crested Butte will need to contract out the review of the plans because there is not a building person in place at this time. Karl Fulmer informed the board that June 1st will most likely be the ground breaking and May 15th will be the closing date. Paula Swenson asked if there is going to be a ground breaking ceremony. Karl Fulmer and the board agreed that there should be. Karl Fulmer will make a list of who should be at the ground breaking and get the information out.

UPCOMING MEETING

The next meeting will be held on April 1, 2015 at the Town of Crested Butte Town Hall at 3:00 pm.

ADJOURN:


Paula Swenson moved to adjourn the meeting at 3:59 pm. Margot Levy seconded.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved April 1, 2015



Kelly McKinnis, Board President