

**Gunnison Valley Regional Housing Authority**  
Regular Board Meeting Minutes  
Gunnison Valley Regional Housing Authority  
November 4, 2015  
3:00 pm – GVRHA Conference Room

**MEMBERS PRESENT:**

Kelly McKinnis; (President) Gunnison County  
Paula Swenson; Gunnison County  
John Sale; Mount Crested Butte  
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 3:07 pm.

**MINUTES APPROVAL:** The chair called for any corrections to the September minutes. No corrections were discussed. Paula Swenson moved to approve the August minutes. Ellen Harriman seconded the motion. The minutes were approved unanimously.

**Administrative Items:**

**K. Fulmer Vacation** – Karl Fulmer informed the board that his last vacation for the year will be mid-November. He will be out of the office beginning November 25<sup>th</sup> and returning November 30<sup>th</sup>.

### **Unit Sales –**

Apache 101 has been sold. The closing was on October 23, 2015. The unit sold for \$119,900.

1416 Rock Creek is still under contract. The buyer is still working with the VA to complete the loan process. The sale price is \$153,900. The closing is undetermined at this time.

### **2014 Blair Audit –**

Karl Fulmer informed the board that the 2014 audit is finally complete. Based on the audit the HA will have \$97,000 in reserves by the end of 2014. Karl Fulmer also stated that the county has not paid the incentive fee of approximately \$7,000, which will change the reserve amount. Karl Fulmer stated that the focus needs to be on the reserves and our goal needs to be \$150,000 by January 2017. Kelly McKinnis asked Karl if this goal is attainable. Karl Fulmer responded that once Anthracite is fully leased and the Development Fund reimburses the Operational Fund, it will be close to December 2017 when the reserve fund goal is attained.

### **Executive Director Contract –**

Karl Fulmer informed the board that he believed his contract expired on November 7, 2015. Matthew Birney and Karl Fulmer looked into the expiration date and found that there is no expiration date. Karl Fulmer asked the board how they would like to proceed. Kelly McKinnis stated that she did not like the fact that the contract does not have an expiration date and asked if a committee should be assembled to review the contract. Paula Swenson stated that she believes a review of the ED is a good thing and should be completed. Ellen Harriman, Kelly McKinnis, and John Sale volunteered to sit on the committee. Kelly McKinnis asked if the present contract could be emailed to all committee members with an evaluation form. Karl Fulmer stated that he would get these items to the committee members.

### **Paradise Park –**

Karl Fulmer was approached by Michael Yerman for the Housing Authority to possibly help homeowners at Paradise Park to upgrade their heating systems. These homes were a project through the HA and USDA, Mutual Self Help Build. Mr. Yerman felt the hot water heaters that were originally put in the units were inadequate to heat the in floor heating. The upgrade would be approximately \$3,000. Karl Fulmer suggested hiring an engineer to look at the heating system. The units were built over 10 years ago. Kelly McKinnis stated she feels this set a bad precedence with all home owner if we decided to fund the upgrade. Paula Swenson agreed. Paula Swenson moved to reject the request of Michael Yerman and the Town of Crested Butte to fund an upgrade to the heating systems at Paradise Park. Richard Hagan seconded the motion. The motion to reject the request was passed unanimously.

### **GVRHA Vehicle –**

Karl Fulmer informed the board that finding a vehicle for the Housing Authority is ongoing. He is looking to find something within our budget as well as gas efficient.

### **One Valley Prosperity Project –**

Karl Fulmer informed the board that there will be a meeting for OVPP Thursday, November 5, 2015 from 5:30 – 8:30 pm in the WSCU Ballroom. He stated that housing issues is one of their 3 subjects. Karl Fulmer will attend this meeting.

### **County At-Large Seat –**

The GVRHA board still has an At-Large position still available. Paula Swenson moved to appoint John Sale as At-Large board member. Ellen Harriman seconded the motion. The motion passed unanimously. With that nomination a board position is now open for the Town of Crested Butte. Karl Fulmer will notify Mount Crested Butte and the Town of Crested Butte of the vacancies.

### **Program Updates:**

**Section 8** – Shannon Frias informed the board that there will be a Section Briefing on November 5, 2015, for 3 more vouchers. The hope is that these families can find housing and all vouchers will then be utilized in Gunnison County.

**Mountain View** – The renovations at Mountain View are getting close to be complete. Christopher Kline Construction has completed the concrete and railing work in front to of the building, this included a change order to include new drains. The new roof should be complete in the next couple of weeks. There will be a few change orders for the roof job because they found a lot of damage when removing the old roof. The original bid was \$131,000 and Karl Fulmer informed the board that the cost will be closer to \$136,000/\$137,000 when done. Kelly McKinnis asked if there were any complaints from the residents about the work being done. Karl Fulmer informed her and the board that the residents seem to be very happy with the work and no complaints have been expressed.

Karl Fulmer informed the board that we are in the process of a Non-Renewal of Lease at Mountain View. The resident received the notice at the end of September. At this time action is being filed with the courts due to the resident not vacating the apartment at the end of the lease.

#### **Housing Rehab Update –**

Karl Fulmer informed the board that he was approached by the Delta Housing Authority to enter into a contract to help with the down payment assistance program. Mr. Fulmer informed the board that this would not cost GVRHA any money. The contract would allow Delta Housing Authority access to Gunnison County. GVRHA may be asked to help Delta with some information gathering although GVRHA involvement is minimal. The program helps those in the valley who at below 80% of AMI to get help with a down payment to purchase a home. Paula Swenson moved to approve that GVRHA execute a contract with Delta Housing Authority to assist with the down payment program, which will be no cost to GVRHA. Ellen Harriman seconded the motion. The motion passed unanimously.

#### **Homeowners Education Classes –**

The first class was held in Crested Butte on October 22-23, 2015. 14 people (11 households) attended. The next class will be November 12-13, 2015 and there are 16 people (11 households) signed up for this class. This class will also be in Crested Butte. Another class will be offered in early April in Gunnison.

### **2016 GVRHA Budget Proposal**

#### **Projected need for Anthracite-**

Chris Peterson attached a memo outlining what will be needed for an office at Anthracite. Karl Fulmer agreed with Chris Peterson that it would take approximately \$1300 - \$1400 to outfit an office. Richard Hagan moved to approve \$1875 for an office in Crested Butte. Paula Swenson seconded the motion. The motion passed unanimously.

#### **Review 2016 Budget Status –**

Karl Fulmer updated the board on the status of the Municipal request. Crested Butte is staying the same as last year. Mount Crested Butte has already approved request and the money is in their budget. Karl Fulmer will be going in front of the city council on November 10, 2015 to discuss his request from them.

Karl Fulmer also informed the board that he will be meeting with the county to discuss GVRHA management agreement with them.

Mr. Fulmer informed the board that he is expecting a lean 2016 for the first 3 quarters.

### **Anthracite Place Update:**

#### **Construction Schedule –**

Karl Fulmer informed the board that the construction at Anthracite is going better and is in a good place right now. The contract dry in date was October 16, 2015. Mr. Coburn has moved the dry in date to mid-November. The estimated CO date is July 5, 2016. Karl Fulmer stated that his estimated full lease up date is September 30, 2016. The contract states the lease up needs to be 15 units in August and 15 units in September, which Mr. Fulmer believes is possible.

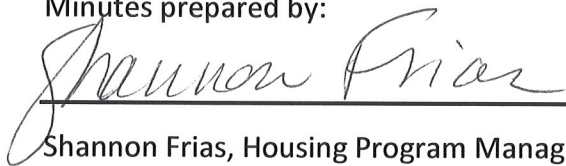
### **UPCOMING MEETING**

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

### **ADJOURN**

Paula Swenson moved to adjourn the meeting at 4:59 pm. John Sale seconded.

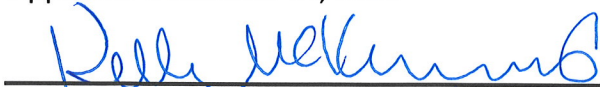
Minutes prepared by:



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Shannon Frias, Housing Program Manager

Approved December 14, 2015



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Kelly McKinnis, Board President