

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
November 6, 2013
3:00 pm – GVRHA Office
202 E. Georgia

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte
Paula Swenson (Treasurer); Gunnison County
Grant Benton; Town of Mt. Crested Butte
Anne Steinbeck; City of Gunnison
Ellen Harriman; City of Gunnison

STAFF PRESENT:

Karl Fulmer, GVRHA Executive Director
Shannon Frias, Housing Program Manager

CALL TO ORDER: President Owen called the meeting to order at 3:05 pm

MINUTES APPROVAL: Paula Swenson moved to approve the September 4, 2013 minutes. Anne Steinbeck asked for a minor grammatical correction to the minutes. Under Mountain View he was changed to his. Ellen Harriman seconded the motion and the motion passed unanimously.

ADMINISTRATIVE ITEMS:

David Owen asked if anyone had ideas for the at-large board position opening. Ellen Harriman asked if there are any specific requirements. Karl Fulmer responded that there are not specific requirements. The at-large position can be from anywhere in the county. Anne Steinbeck suggested that maybe it should be a resident in one of the county owned affordable units, possibly Mountain View Apartments. Zeno Wall, resident at Mountain View was suggested. David Owen knows Mr. Wall and will ask him. It was suggested that someone at Rock Creek could fill the position. Paula Swenson commented that most the residents in Rock Creek have full time jobs and it would be hard for them to take time off. David Owen suggested maybe someone in Pitchfork or Poverty Gulch. No conclusion was reached; therefore the agenda item will stay open and kept on agenda for future meetings.

Karl Fulmer informed the board that his office hours in Crested Butte and Mount Crested Butte have changed to Fridays. Crested Butte office hours are 10:00 – 12:45 PM and Mount Crested Butte hours are 1:15 – 4:15 PM. The majority of the traffic during office hours are deed restricted related and Stallion Park HOA issues.

PROPERTY MANAGEMENT

Mountain View

The Housing Authority is still waiting for approval for HUD for the purchase of furniture for the Community Room. There needs to be a decision on what to do with the old furniture. The board agreed that the old furniture should go to the residents at Mountain View with priority to those with no or little furniture. A lottery will take place if more than one person is interested in a certain piece of furniture. The Housing Authority needs to devise a capital improvement plan for Mountain View. Karl Fulmer has recently learned that the county has set a spending limit of \$20,000. The residents at Mountain View have already picked out the furniture, therefore the mold remediation, staining of siding and concrete work will be put on hold.

Karl Fulmer informed the board that it could be possible in the future to apply for re-hab tax credits for Mountain View. This would be 2 to 3 years down the road. Ellen Harriman suggested that if the tax credits were successful with the Crested Butte project, it would look good on an application for Mountain View.

Stallion Park

Karl was informed by the Stallion Park HOA that the county residents are not following the rules and therefore were fined. Karl did get the HOA to waive some of the fines and he delivered stern letters to the residents concerning the need to follow the HOA policies. After Karl made a visit to Stallion Park, it became apparent that the county owned units were possibly being targeted. Karl suggested we might need to get an attorney involved.

Section 8

There is still a freeze on all vouchers at this time. If anyone with a voucher in the county transfers, voluntarily ends participation, or is terminated we are unable to fill that voucher. At this time we have 36 vouchers filled and ready to terminate another one. We originally have 42 which is a decrease of 7. This will drop the revenue for 2014.

2013 HOUSING GUIDELINES

Gunnison County has adopted the guidelines. We are waiting for the LIHTC project in Crested Butte to get more stabilized before taking the guidelines to Crested Butte. The goal is early 2014. The Crested Butte project is taking a lot of time, though it should slow down after February. Karl Fulmer stated that we have to continue to move forward with the guidelines. Crested Butte staff did have concerns about some deed restrictions and believe they need to be revised.

2014 DRAFT Budget

Karl Fulmer let the board know that he believes there will be budget surplus for 2013. This surplus could be \$42,000 - \$45,000 that will go into reserves. Some of the reserves are needed to purchase computers and phones because the county will be cutting the Housing Authority off from services in December.

Karl Fulmer was asked to possibly cut the counties contribution to the budget. Karl stated that the county committed to 3 years of \$90,000 and if he cut their portion it would open up a can of worms from the other two entities who committed to 3 years.

The draft budget has few significant changes. 1). Computer Services – the Housing Authority will own the equipment and we will contract for technical support. Paula suggested to buy direct then the cost of technical support would be less. She also suggested talking to the town of Crested Butte, they have just finished doing an overhaul of their computer/phone system. 2). The Housing Authority will need to hire a private auditor next year. We will no longer be under the county and will have our own operating fund.

Karl also informed the board that the budget has a cost of living increase for the Executive Director and Housing Program Manager. The ED will get a 2.5% increase and the Program Manager will get 2%. The board agreed with this increase and stated it is along the line with both the county and city increases.

At this time the Section 8 voucher program is allotted 40% of the Program Manager's wage. This is low because more time is spent on that program than any other but it cannot be changed. The administrative fees are extremely low for the Section 8 program. Karl stated that the county usually makes up the loss of the program and he is proposing in the budget that the HA can cover ½ of the loss with their surplus and the county pay the other half. Karl's goal is to get the HA to become financially sustainable.

The revenue for the property management will be cut next year. The county plans to sale 1 unit in Rock Creek and 1 unit in Stallion Park. The management fee is 20%. There is another unit in Rock Creek that is in foreclosure and Paula Swenson would like to push to buy the unit.

The board agreed to vote on budget at the December meeting.

Crested Butte Apartments

David Owen reported that at the last Crested Butte council meeting the council was divided because of some concerns regarding the BOZAR decision. It was a concern that BOZAR is not doing their job regarding the re-zoning. This put doubt in the council member's minds. There was a recommendation at the council meeting that staff be reprimanded and BOZAR re-visit.

At this time, 4:34 PM, David Owen stepped out of the board meeting.

On November 12th, Karl Fulmer and Ellen Harriman will be going in front of the City of Gunnison. Karl asked for ideas of ways the project will benefit the City of Gunnison.

Crested Butte did honor their \$65,000 and Mount Crested Butte gave approval of \$12,500 with the contingency that other enmities commit. The Crested Butte Mountain Resort initially was asked to support the project with \$12,500, they finally committed to \$7,500.

Karl informed the board that CHFA was astonished when they saw the City of Gunnison on the list of funding partners. This is a good thing. On Friday November 8th, Karl has set up a luncheon meeting with CHFA. It will be in the junior meeting at the Crested Butte Town Hall at noon. A representative from CHFA will be making a site visit. This will be a great answer and question opportunity.

Paula Swenson asked what the next steps are. Karl informed all board members that the luncheon in November 8th and then there is a meeting November 15th regarding the elevations.

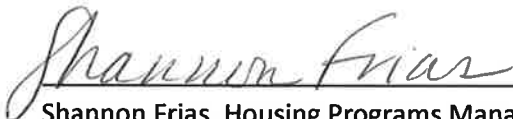
UPCOMING MEETING

Director Fulmer stated that the next meeting will be held on December 4th at the Crested Butte Town Hall at 3:00 pm.

ADJOURN:

Treasurer Swenson adjourned the meeting at 4:47 pm.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved February 5, 2014



David K. Owen, Board President