

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
September 10, 2014
3:00 pm – Crested Butte Town Hall

MEMBERS PRESENT:

David Owen, (President); Town of Crested Butte
Paula Swenson, (Treasurer); Gunnison County
Grant Benton, Town of Mt. Crested Butte (joined meeting at 3:35 pm)
Margot Levy, Town of Crested Butte
Ellen Harriman; City of Gunnison
Anne Steinbeck; City of Gunnison

STAFF PRESENT:

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

CALL TO ORDER: President, David Owen called the meeting to order at 3:03 pm.

MINUTES APPROVAL: The chair called for any corrections to the April minutes. No changes were offered. Anne Steinbeck moved to approve the minutes and Margot Levy seconded the motion. With the agreement of the board, the minutes were approved.

Administrative Items:

Unit Sales –

1420 Rock Creek – Karl Fulmer informed the board that the repairs to the unit at 1420 Rock Creek are now finally finished. There was a lot of damage and the unit needed all new carpet and paint. The unit should be going up for sale this week.

Apache 101, Stallion Park - Karl Fulmer informed the board that the unit at Apache 101 in Stallion Park is under contract for \$123,800. This unit is deed restricted and the new deed restriction were utilized on this sale. Paula Swenson told the board that all the units have balloon payments coming up and this unit is no exception although there will be money left after the balloon payment to put money back into the county till for affordable housing.

VISTA volunteer – The new VISTA volunteer starts next Monday, September 15th. His name is Murtaza Naqvi. He will be splitting his time between the Housing Authority and the Housing Foundation. The

Housing Authority received a \$5,000 grant from Home Depot. The grant must be used for low income/VA. Karl Fulmer informed the board that \$1,000 of the grant will be used at Mountain View. A plan will be needed on how to utilize the renaming of the grant.

Draft Audit – The draft audit is late because the housing Authority originally was lumped in the county audit and Paul Backus of McMahon and Associates said that needs to be changed and the Housing Authority needs a separate audit.

Revenue and Expense Review – The 2014 budget through July was distributed to the board. The goal at this point is to be at 58% on each line item. Karl Fulmer informed the board that a few of the line items were estimates but the Housing Authority is under or right in track on most line items. We are over on 2 line items: postage and telephone long distance. When the budget was created the fact that the Housing Authority would take over paying bills for the county and mailing them was not taken into consideration. The estimate of the long distance with CenturyLink was also under estimated. Margot Levy questioned why the budget was over on computer services/lease. Karl informed the board that he believed that the county was going to pay to switch over the computers but they did not. The monies will be taken out of reserves.

Program Updates:

Mountain View – Karl Fulmer will be advertising for a new maintenance person to supplement Henry Case. Henry cannot not visit Mountain View regularly and Mountain View needs at least a weekly visit from a maintenance person to work on work orders. There is also a need for a maintenance person to be “on call” for some emergencies. Anne Steinbeck suggested that a letter or something should be given to Henry. David Owen suggested the Housing Authority should buy a gift for Henry. Paula Swenson motioned that the Housing Authority spend \$100 on a gift for Henry. Margot Levy seconded. The motion passed unanimously.

There is a plan to have VISTA volunteers at Mountain View on October 5th to begin work on the crawl space, mold removal. This should take about 8 hours and Karl informed the board that this will save the county money and will not cause any harm to the residents.

Section 8 – Shannon Frias informed the board that there are still 5 vouchers that need to be leased. It has been difficult to lease up vouchers for a few different reasons. 1). Those on the waiting list are not able to prove their preference, 2). People are not showing up for scheduled briefings, and 3). Once someone gets a voucher they have a hard time finding a rental in Gunnison that is within their payment standard and they are having a hard time coming up with security deposits. We will continue to pull people off the waiting list and have briefings until we get all 42 vouchers leased up.

Anthracite Place – The issue on the table for Anthracite Place is that the Town of Crested Butte requires the use of LEAD and CHFA requires Enterprise Green. LEAD would cost \$75,000 - \$100,000 on top of the cost of Enterprise Green. It would be pointless to do both, a waste of money. Margot Levy suggested

that maybe LEAD was the only available option at the time the policy was created. Karl Fulmer will see if BOZAR can approve plans with no policy change. Karl Fulmer also let the board know that they are having design meetings to discuss everything and complete the design to submit to BOZAR. The hot topics of the design meetings are Thermal panels. They may be nixed from the design plan because they do not have a good pay off, more discussion this will take place. One item that is up in the air regarding Anthracite Place is the equity closing. Karl is pushing for it to be sooner. At this time there is one offer on the table. The Midwest Housing Equity Group offered \$.94 on the \$1.00. They did the Leadville tax credits. Karl Fulmer did call other small Housing Authorities to get feedback on Midwest and was told "they are a dream to work with".

GVRHA - It was decided that if the Housing Authority received an offer of \$.95 by themselves that the development fees should go to the Housing Authority. This would be \$400,000 over a 5 year period. There is no benefit to use Housing Resources. GVRHA is now the primary Developer.


UPCOMING MEETING

The next meeting will be held on October 1, 2014 in the conference room at the Gunnison Valley Regional Housing Authority office at 3:00 pm.

ADJOURN:

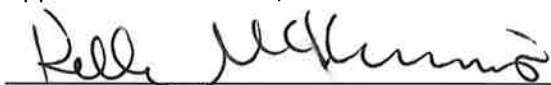
Paula Swenson moved to adjourn the meeting at 4:23 pm. Margot Levy seconded.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved November 5, 2014



Kelly McKinnis, Board President