

Gunnison Valley Regional Housing Authority Regular Meeting Agenda

DATE & TIME: September 21, 2016 - 3:00 PM

PLACE: GVRHA Offices
Conference Table

- I. **Call to Order - 3:00 PM**
- II. **Approval of Minutes:** Meetings of June 15, 2016 and July 22, 2016
- III. **Additional Items & Public Comment**
- IV. **Administrative Items**
 - a. 2016 Needs Assessment Update
 - b. 2017 Draft Budget
 - 2015 End of Year Balance Sheet (unaudited)
 - 2016 Reserves Projections
 - 2016 YTD expenditures (overhead at meeting)
 - \$150,000 required cash operating reserve – Richman Equity
 - 2017 Draft Budget
 - Significant increases to meet program/administrative demands
 - 15-20% spike in insurance premiums
- V. **Program Updates**
 - a. Section 8 – 42 available – dropped to 34 – back at 35 (partial freeze still in place)
 - b. Mtn View Update – Fully leased
 - Smoking Issues
 - Overall: Good Resident Dynamics
 - c. 2015 Audit: Extension – Due by October 31, 2016
- VI. **Anthracite Place Update**
 - a. Unit Lease-up: Attached Report (26 Units Assigned as of 9-19-2016)
 - b. Operating Budget Projections with Cash Flows
 - c. Construction Budget Update – through last construction draw
 - d. Finalization of full Certificate of Occupancy
 - e. Cost Certification, LURA and 8609 Conversion (Novogradic)
- VII. **EXECUTIVE SESSION: Update on Executive Director's Status**
- VIII. **ADJOURNMENT**