

**Gunnison Valley Regional Housing Authority**  
Regular Board Meeting Minutes  
Gunnison Valley Regional Housing Authority  
September 9, 2015  
3:00 pm – CB Town Hall

**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:**

Paula Swenson called the meeting to order at 3:03 pm. Kelly McKinnis, president, joined the meeting at 3:05 pm and took over the meeting.

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

**Administrative Items:**

**Unit Sales –**

1416 Rock Creek is under contract. A closing is set for September 15, 2015.

Apache 101 went under contract the week of 8/31. Karl Fulmer informed the board that the buyer will have 30% and he feels confident that the property will go to closing.



### **Housing Needs Assessment –**

Karl Fulmer informed the board that there are verbal commitments from all municipalities. The Needs Assessment will be between \$60,000 - \$80,000 and there are 6 players: GVRHA, Housing Foundation, Gunnison County, City of Gunnison, Town of Crested Butte, and the Town of Mount Crested Butte.

### **2016 – 2018 Budget Funding –**

Karl Fulmer has been working with the Town of Crested Butte on their contribution to the Housing Authority. Karl Fulmer originally asked the Town of Crested Butte for \$50,000 and the Town of Crested Butte came back with a contribution of \$45,000. After a few discussions of the Housing Authority's role in the Town of Crested Butte's affairs next year, the town agreed to a contribution of \$48,000.

Beginning in 2016 the Housing Authority will move away from the Gunnison County's benefit package. Karl Fulmer will begin working on getting quotes for benefit packages.

Karl Fulmer informed the board that he will work on the 2016 budget to present at the October board meeting.

Karl Fulmer also informed the board that he may have to ask the City of Gunnison for more contribution depending on what Gunnison County does. Karl Fulmer stated that the goal for the Housing Authority is to have a reserve of \$150,000.

### **2014 Audit –**

The audit company will be delivering the completed audit this month. There are no more extensions available. Karl Fulmer will send an electronic copy of the audit to all board members once he receives it.

### **GVRHA Vehicle –**

Karl Fulmer informed the board that he would like to look into getting an office vehicle. Once staff begins to travel to Crested Butte 3 days a week, the travel will kill the budget and an office vehicle would pay for itself. Karl Fulmer has spoken to Joe Fitzpatrick regarding a fleet vehicle but at this time that does not seem like the best option. Karl Fulmer asked the board to consider the Housing Authority investing \$10,000 on a vehicle. Paula Swenson asked Karl Fulmer if he had talked to Marlene Crosby. Karl Fulmer responded that he would contact her.



Kelly McKinnis asked if it was possible to get a donation. Karl Fulmer stated he would also look into that. The board was unanimous in agreement that they would like Karl Fulmer to pursue an office vehicle.

### **Program Updates:**

**Section 8** – Shannon Frias informed the board that there has been no change in the Section 8 program. Shannon Frias is working to get all vouchers leased up.

**Mountain View** – There are many renovation needs at Mountain View. Karl Fulmer has been working with Joh Cattles with Gunnison County facilities to begin these renovation in September. The 2 big projects that will be done first is the roof replacement and the grading and concrete replacement on the east entrance side of the building. The total price tag for these 2 projects will be \$131,000 which will be taken out of the replacement reserve for Mountain View. This will almost completely deplete the reserve account, therefore a request has been made to increase the monthly deposits.

**Rehabilitation Program** – Karl Fulmer explained to the board that the goal of this project was to have at least 3 loans this year. At this point there has only been one complete loan. All 3 of the applicants in Gunnison were denied loans. Murtaza Naqvi will set up a table at the Farmers Market to try and get more applicants. At this time there is one more loan in process in Crested Butte. If that loan is approved we will only need one more to meet our goal.

**Renters and Homeowners Education Classes** – Karl Fulmer informed the board that there will be 2 classes in October. The Town of Crested Butte will fund the classes. The Town of Crested Butte will be requiring applicants for block 79 and 80 to have a homeowner education class to qualify. Karl Fulmer assured the board that the Housing Authority will work closely with the Housing Foundation to assure the homeowner education classes do not overlap or interfere with the renter education classes.

### **Anthracite Place:**

Karl Fulmer included a copy of an email that he sent to Coburn regarding Anthracite construction. Karl Fulmer had concerns on the construction schedule getting behind. Coburn



has now reformulated the construction schedule. At this time the estimated turnover date is July 5, 2016 and the estimated full-lease up date is September 15, 2016.

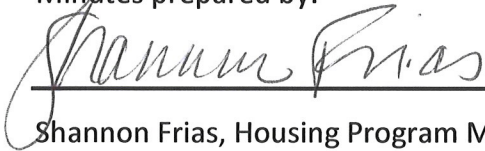
**UPCOMING MEETING**

The next meeting will be held on October 7, 2015 at the Town of Crested Butte Town Hall conference room at 3:00 pm.

**ADJOURN**

Paula Swenson moved to adjourn the meeting at 3:52 pm. Margot Levy seconded.

Minutes prepared by:

  
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Shannon Frias, Housing Program Manager

Approved <sup>November 4,</sup> ~~October 7,~~ 2015

  
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Kelly McKinnis, Board President

