

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
June 12, 2008
GCHA Office**

Present: Denise Wise, Executive Director, GCHA
Eileen McVicar, Essential Housing Administrator, GCHA
Wendy Albers, Administrative Assistant, GCHA
Kelly McKinnis, Gunnison County
David Owen, Gunnison County
Michael Potoker, Alternate Gunnison County
Ellen Harriman, City of Gunnison
Christi Matthews, Town of Crested Butte
Neil Windsor, Alternate Town of Crested Butte
Susan Eskew, Alternate Town of Mt. Crested Butte

Absent: Paul Duba, City of Gunnison
Reed Betz, Town of Crested Butte
John Sale, Town of Mt. Crested Butte
William Buck, Town of Mt. Crested Butte

Guests: None

Call to Order and Welcome: The meeting was called to order at 6:16 p.m.

I. Consent Agenda:

May 8, 2008 Minutes: There was not a quorum for the regularly scheduled May 8, 2008 meeting and therefore the meeting was rescheduled to May 22, 2008. David Owen made a motion to approve the minutes with corrections and Christi Matthews seconded the motion. There was unanimous consent.

II. Introduction & Status Updates

Needs Assessment:

The members were provided with a draft of the Business Survey for the needs assessment for review and comments. The discussion included changes and clarifications as follows:

- more detail needed on location of business as other to include out of county, Crested Butte South;
- telecommuters location and information;
- consistency of locations throughout survey;

- determine seasonality of workers with timing of survey and questions;
- employee problems in hiring, retention and open positions;
- add Mtn. Express to transportation;
- change household to business.

The board was updated on the status of the reissuing of RFP for qualified consultants for the needs assessment. The public hearing was held and RFP's were sent to CDOH qualified consultants. All RFP's are due, June 16, 2008. Responses have been received by EPS from Denver and CSI. EPS had preformed similar assessments for Teton County and San Miguel County. CDOH has reviewed the grant for the needs assessment and it has been unofficially approved. The target is to survey a cycle now and in the winter. The GCHA staff has been collecting and collating data to have information available so the consultant chosen will be able to start as soon as possible. The review and comments given by the advisory board members will be most helpful in tailoring a survey representative of the diverse areas of the county.

Wild Wood Mobile Home Park-Progress on Owner Conversion: The homeowners continue to meet to proceed with the details of articles of incorporation and by-laws non-profit HOA. They are pursuing funding sources from subsidies and grants and speaking with banks. The owners are very serious about keeping their homes and are reviewing other owner conversions such as Mapleton in Boulder.

Discussion:

Public/Private Partnership (Lot 22-Rock Creek) Update on Project Parameters: Department of Public Works has cut a profile for the road. The Letter of Intent is being finalized with Mountain Crest Homes as well as the plat for final engineering. Community Banks has agreed to an absorption rate of 4 units a quarter. This means that 4 units will be built a quarter. Should 75% of the units sell or 3 of 4, the fourth unit may be rented. However, the Bank is seeking a guaranteed sales clause within 15 months of the rental period. This may be accomplished by a rent to own lease agreement. Regardless, the Bank or GCHA is not looking at this as a long term rental project. The phase of 4 cannot proceed unless 75% of the units have sold from the previous phase. Further discussion ensued regarding the deed restriction that would govern the development. At this time, there was concurrence that the deed restrictions should be in-line with the current deed restrictions.

Managing for Results: Was tabled for discussion at next month's meeting.

Other Business:

David Owen suggested that the Advisory Board elect Officers (President, Vice President, etc.) which was agreed to move to next month's meeting.

Meetings in July to December will be held in Crested Butte. Christi Matthews has reserved the CB Chamber Offices located at 601 Elk Avenue for meetings.

Kelly McKinnis made a motion to adjourn the meeting and it was seconded by David Owen.

Adjourn: **The meeting adjourned at 8:22 p.m.**

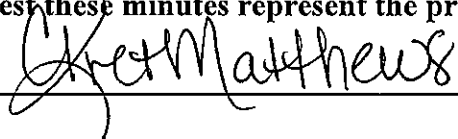
Next meeting: **July 10, 2008 @ 6:00 p.m. at the CB Chamber Offices
(601 Elk Avenue, Crested Butte, CO)**

These are the proceedings of the Advisory Board meeting to the best of my recollection.

Respectfully submitted,

**Wendy Albers
Administrative Assistant**

I attest these minutes represent the proceedings of the June 12, 2008 meeting.

By:  **Dated:** 7/16/08