

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
October 08, 2009
Crested Butte Chamber of Commerce**

Present Members: David Owen, Advisory Board Chair; Kelly McKinnis, Gunnison County, Advisory Board Vice- Chair; Neil Windsor, Alternate from the Town of Crested Butte; Donna Arwood, member from the town of Mt. Crested Butte; John Sale, member from the town of Mt. Crested Butte.

Absent Members: Christi Mathews, Town of Crested Butte, Advisory Board Secretary; Aaron Huckstep, Alternate from Gunnison County; Ellen Harriman, City of Gunnison.

Present Staff: Katherine T. Gazunis, Executive Director, GCHA; Bobbie Sloan, Administrative Assistant.

Guests: None.

I. Call to order and Welcome

The meeting was called to order at 6:15 p.m. David Owen welcomed everyone.

II. Consent Agenda

Minutes

Minutes from the August 13, 2009 meeting: David Owen had a change on page 1, under Minutes. He asked that we change the phrase amended to approved as amended.

➤ Kelly made a motion and John seconded the motion to approve the minutes. It passed with one abstention from Donna because she did not attend the meeting.

Financial report

K.T provided the 2010 draft for the Mountain View and Housing Authority budgets. K.T. mentioned that it is easier to see our financial status in this form, also it is significantly correct information on a month to month basis, otherwise we are behind 2 months. K.T. mentioned we will finish 2009 in the black, and that in 2010 with out the MSHB Grant, we will still be \$2,000 short.

There were questions about the 501C3 that was discussed at our last meeting. K.T. explained that the 501C3 will help our organization apply for grants in 2010. She tried creating the 501C3 with Luke Danielson, yet she has not heard from Luke since August.

John asked about the ESG Grant. That grant was transferred over to the Health and Human Services department to better help serve the community. The Health and Human Services department has programs such as food stamps, emergency rental assistance, etc. To be more client friendly we gave them the program, so they now can find all the assistance programs in one location.

The Board discussed the Mountain View budget and the projected \$25,000 to make improvements such as replacing carpets, water heaters, and windows. The 2010 budget includes money to replace the common area carpets, and also do an engineering study to replace hot water heaters with hot water on demand. There was concern about the water temperature and flow restrictors for hot water on demand. K.T. got an estimate from a plumber on a number of water heaters that might go out in the next year or two. We will keep in stock a few water heaters in case a water heater goes out, eventually the goal is to replace all water heaters with hot water on demand.

III. Discussion Agenda Staff report

Rock Creek Phase II

The Rock Creek Mutual Self Help program is on permanent hold because the PUD application can be submitted at the earliest December 1st. If we can get it in by December 1st we have potential for infrastructure in 2010. The MSHB Grant might be in trouble because of the lack of qualified applicants.

K.T. also informed the Board that Delta didn't want to participate because they cannot afford the lots and their City was not giving them a discount on utilities. The Gunnison County Housing Authority has been advertising for the MSHB program, which consists of ads in the papers and flyers up all around town.

Needs Assessment Survey

Heidi Aggeler will be in Gunnison on Tuesday October 13, 2009 at 10:00 am to speak with the Board of County Commissioners about the Needs Assessment. Heidi wants to set up meetings with each of the communities around Gunnison County to address corrections and also what is outstanding and missing in the Needs Assessment. Currently the outstanding information consists of additional data from the Assessor, and Western State College students surveys. The reason the WSC survey has not been completed is because it took Heidi a while to get the survey approved by WSC, to be sent to all student emails. There will be a separate section for Western State College students in the Needs Assessment.

There were a few problems pointed out by the Advisory Board:

- Section II page 3: there was discussion that they were comparing us to resort communities, also comparing us to Delta and Montrose Counties. The agreement was that the Needs Assessment should not mix up the Counties; they should use the same County and be consistent with our demographic similarities.
- Section IV page 14 & 15: Suggested that they get more in depth about utility information, like the cost of utilities by the homes age, size, etc. And perform a comparing analysis.
- Section IV page 15- Housing Amenities: Energy efficiency needs to be shown more in depth for future grant writing.

Mountain View

The Mountain View Sprinkler System is substantially complete. Installation went very quickly, they installed on average one floor a week. The only aspect taking more time than anticipated is the water line that is being converted from a 4" line into two 2" lines.

Because of the HUD Handbook updates for the House Rules, K.T. re-wrote all of the House Rules to comply with the updates. The updates will go into effect until November 01, 2009, when the residents have 30 days to review them.

Section 8

K.T. advised the Board that mistakes have been made in Section 8, which will result in penalties and financial repercussions.

K.T. explained that she had went through every Section 8 file and created a spreadsheet with a corresponding calendar. The State had threatened to pull the Section 8 program, but because most of the mistakes by performing an internal audit, the State will not be puling our funding or the program.

IV Other business

Disclosure of potential Conflict of interest

K.T informed the board that Susan Eskew has resigned, the resignation letter was included in the packets of information provided at the meeting.

During last months meeting there was discussion that Huck being on the Advisory Board may be a conflict of interest because he works for Commissioner Jim Starr. K.T. discussed this situation with the County Attorneys, and they concluded that Huck does not have a conflict.

Kelly McKinnis as an issue of a possible conflict of interest is still pending with the State. K.T. will speak with the program manager to resolve the question

New Appointees

There are many vacancies on the Advisory Board. A word document was presented showing where there are vacancies. There was discussion that the Board members will distribute notice of vacancies and also explain the needs and expectations of being on the board.

V Next meeting

The next meeting will be November 12, 2009 at 6 p.m., at the GCHA office in Gunnison. It was expressed that the Advisory Board would like a tour of the Mountain View Apartments before the next meeting.

VI. Adjournment:

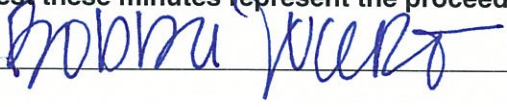
➤ **Adjourn:** Neil made a motion to adjourn and Donna seconded. The motion passed unanimously.

Adjourn: The meeting adjourned at 7:55 pm.

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

Respectfully submitted,
Bobbie Sloan
Administrative Assistant

I attest these minutes represent the proceedings of the October 08, 2009 meeting.

By  Dated: 1/28/2010