

**Gunnison County Housing Authority  
Advisory Board Meeting  
Minutes  
January 28, 2010  
Gunnison**

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

**Absent Members:** Jim Schmidt, member from the Town of Crested Butte.

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

**I. Call to order and Welcome**

The meeting was called to order at 6:03 p.m. David Owen welcomed everyone, including our new member from Crested Butte, Dan Escalate.

**II. Consent Agenda**

**Minutes**

**Minutes from the October 08, 2009 meeting:**

➤Donna made a motion and Ellen seconded the motion to approve the October minutes. Passed unanimously.

**Minutes from the November 12, 2009 meeting:**

➤Ellen made a motion and John seconded the motion to approve the November minutes. Passed, with two abstentions from Donna and Neil because they did not attend the November meeting.

**Financial report**

The financial report will have a new format that the Housing Authority will be using to present an up to date financial report for our meetings. The new form will include year to date financials along with our submitted vouchers to finance. This will make our financial reports more current than the report from the finance department, which will always be of a month or two behind.

There were a few questions from the board why our 2009 budget is over, when the budget was approved at the beginning of 2009 they did not anticipate installing the sprinkler system at Mtn. View. If you account for the sprinkler system, which was paid out of replacement reserves, the budget is really in the black. Neil suggested having a system to help with better identification.

**III. Discussion Agenda Staff report**

**Articles of Incorporation- The Gunnison Valley Housing Foundation**

Provided in the packets were the drafted Articles of Incorporation. The Advisory Board reviewed the Articles of Incorporation, which have also been reviewed by Jim Starr and the County Attorney. The need for a 501(c)3 was discussed: The Housing Authority needs the 501(c)3 to apply for grants; Luke Danielson needs the 501(c)3 to ensure his land is going to an entity that will hold his land in trust and eventually build a sustainable model community.

On February 11, 2010 during the regularly scheduled Advisory Board meeting, there will be a joint meeting with the new Housing Foundation. Neil, Ellen, Kelly, Huck, Donna, David, and Dan volunteered to be on both boards with the request that the meetings will be held on the same day, at the same time.

Ellen expressed a decreased sense of accomplishment with the Advisory Board meetings. She stated that if we had joint meetings with the Housing Foundation, it would give more purpose to our monthly

meetings. The idea is to have the board members on both boards, and just "change hats" to conduct business.

The purposes of the Foundation and Articles of Incorporation: To create a trust from the sale of the Clarke Land to be used eventually for energy efficient, affordable housing. Similarly, if the land is traded instead of sold, the new acreage will be held in trust and can only be used for energy efficient, affordable housing. A housing non-profit organization will be able to apply for grants which would not be available to the housing authority.

There were some concerns from the Advisory Board. These concerns will be discussed at the February 11, 2010 meeting with the Housing Foundation:

- Mention Teton County's situation with creating a 501(c)3.
- Need to share the same interest & goals between both boards, and have a joint agreement.
- If anything goes wrong with the 501(c)3, will it affect the Housing Authority?
- Huck mentioned a potential problem: The Articles of Incorporation have no description of who qualifies to be on the new board. Huck suggested:
  - Members should be on both boards to avoid destruction of one another.
  - Iron out the rules for the board, this should be one of the first things to take care of.
  - Can Butch Clark put his wishes in his will, to ensure that his land will be used the way he intends it to be used?
- Neil expressed that the Bylaws should mention that an officer needs to be a member on both boards.
- Bylaws need to clearly require representation from the Advisory Board, along with a written procedure of joint members.

#### **Rock Creek Phase II & MSHB**

The Housing Authority will be contracting with Housing Resources of Western Colorado to build 4 of the 10 MSHB homes. This will help the Housing Authority preserve the MSHB Grant, and also will reserve the right to build the remaining 6 homes at Rock Creek. A new 501(C)3 created would help to raise money for another staff person.

#### **Mountain View**

A major project this year is to replace the carpet in the common areas. This is a 2010 budgeted item. Another goal is to eventually replace the hot water heaters with hot water on-demand units. A company has already been hired to audit the property and make energy efficiency recommendations.

Mountain View scored 98/100 over the condition of the property in the recent physical condition inspection by HUD called a REAC (Real Estate Assessment Center) inspection. There were a couple problems identified including a few screens which were not in the windows, and a few pull cords which did not set off the alarm. Since the inspection, all of the pull cords were tested and fixed and the screens were put in the windows.

#### **IV Other business**

##### **New Appointees**

There are two new Appointees to the Advisory Board, Dan Escalante and Jim Schmidt. Both are appointed from the Town of Crested Butte.

##### **Foreclosures**

The County successfully purchased a condo unit in Stallion Park that was under foreclosure. The County is also contemplating purchasing the entire Stallion Park project, which is threatened for foreclosure. There are other deed restricted properties that are under foreclosure which the housing authority has been authorized to negotiate purchasing.

Potential financing from the Neighborhood Stabilization Program might be used to purchase Stallion Park. The program is stimulus money given to community governments to help purchase foreclosed homes and then rehab them. The goal for this stimulus money is to keep communities from being abandoned and to create more jobs. Gunnison had not been an eligible candidate but the State of Colorado is in the process

of changing the distribution of funds and Gunnison will be able to apply for the stimulus money in the near future. She will prepare an application to use N.S.P. funds to help purchase the Stallion Park project and keep it for work force housing.

**Advisory Board Meeting Calendar fro 2010**

The 2010 calendar for board meetings was discussed. The meetings will continue to be held on the second Thursday of each month alternating every other month to meet in Gunnison and Crested Butte. Due to having the January and February meeting in Gunnison, the board will meet in Crested Butte for March & April.

**V Next meeting**

The next meeting will be February 11, 2010 at 6 p.m., in Gunnison. This meeting will be with the Housing Foundation to discuss board members, bylaws, etc.

**VI. Adjournment:**

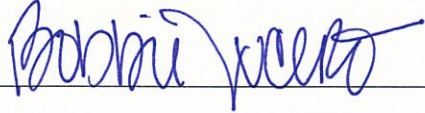
➤ **Adjourn:** Ellen made a motion to adjourn and Neil seconded. The motion passed unanimously.

**Adjourn: The meeting adjourned at 8:00 pm.**

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

Respectfully submitted,  
Bobbie Lucero  
Administrative Assistant

**I attest these minutes represent the proceedings of the January 28, 2010 meeting.**

By  Dated: April 16, 2010

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