



- Budgets will be back in December to be approved.
- In overall good shape.
- a. **HCV**
  - Projecting a shortfall with most recent data from HUD.
- b. **The Suites**
  - Increasing the operations line items.

**10. UPDATES FROM EXECUTIVE DIRECTOR AND EXECUTIVE TEAM**

- a. **Programs and Portfolio**
  - High occupancy, low turns. Small spike at the Lodge.
  - RISE has permanently moved to the Suites.
  - Yardi Training Kick off is today.
  - Kirsten Long has left LHA due to a family situation, Krystal Winship-Erazo will be filling in at Spring Creek in the meantime.
- b. **Fall River Apartments**
  - Funding secured.
  - Close in February 2018, break ground in March.
- c. **Suites Supportive Housing Program**
  - Fully leased, added about 20 new individuals to the property.
  - Hired Supportive Services Director, Nicole Bernard.
- d. **Regional Activity**
  - i. *Boulder County Regional Housing Plan*
    - Housing Summit was held on Sept. 29<sup>th</sup> 2017.
    - Plan is currently under review.
  - ii. *PSH – Boulder County Regional Homeless Systems & Executive Board*
    - Michael Reis asked to participate.
    - Next Meeting is in November 2017.
  - iii. *Federal Housing Budget and Programs (LIHTC, HCV, AFFH)*
    - Waiting to see what comes out of congress.
  - iv. *CHFA – DOH – Housing Colorado – Cost Containment Project*
    - CHFA conducted a study.
  - v. *Brigets Village & Frederick IGA*
    - Trying to pull together a meeting.
    - Still interested in expanding.

**11. EXECUTIVE SESSIONS - MOTION TO ENTER EXECUTIVE SESSION AT 9:27 AM CITING THE FOLLOWING C.R.S SECTIONS:**

- a. Citing C.R.S. SECTION 24-6-402(4)(a) for the purposes of discussing the purchase of land.
- b. Citing C.R.S. SECTION 24-6-402(4)(b) for the purpose of conference with attorney for the purposes of receiving legal advice on specific legal questions.
- c. Citing C.R.S. SECTION 24-6-402(4)(f) for the purposes of discussing a personnel matter, specifically the annual review of the Executive Director.

A motion was made to enter Executive Session citing C.R.S. SECTION 24-6-402(4)(a) for the purposes of discussing the purchase of land, citing C.R.S. SECTION 24-6-402(4)(b) for the purpose of conference with attorney for the purposes of receiving legal advice on specific legal questions and citing C.R.S. SECTION 24-6-402(4)(f) for the purposes of discussing a personnel matter, specifically the annual review of the Executive Director.

**Motion:** Cameron Grant

**Second:** Bruce Robbins

**Approved**

**MOTION TO EXIT EXECUTIVE SESSION.**

A motion was made to exit executive session at 10:30 AM

**Motion:** Bruce Robbins

**Second:** Peter Linder

**Approved**

**12. New & Old Business**

- During Executive Session, Michael Reis received direction to negotiate with land owner for the purchase of land.
- During the Executive Session, no direction/action on legal advice was given.
- During the Executive Session the Annual review of Michael Reis was conducted – Michael has accepted a 3 year contract.

- Jim Ferguson is retiring from the board effective December 1<sup>st</sup>, 2017.
- Board retreat w/ LHDC board – 2 evening sessions, November 2<sup>nd</sup> and November 16<sup>th</sup> from 4:30 – 7:30 PM. (Bruce will be out of town on November 2<sup>nd</sup> and Cameron will be out of town on November 16<sup>th</sup>.)

**13. BOARD COMMENTS & COMMITTEE REPORTS** – None

**14. NEXT MEETING** – - November 21st 2017.

**15. ADJOURN** – A motion was made to adjourn the meeting at 10:35 AM

**Motion:** Bruce Robbins

**Second:** Jim Ferguson

**Approved**

Respectfully Submitted,  
Stephanie Shuler

*Michael Reis*

Michael Reis, Executive Director

*12/19/17*  
Date Approved

*Anne Kear*

Anne Kear, Chairman

*12/19/17*  
Date Approved