



LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
April 18, 2017

1. CALL TO ORDER/ROLL CALL

The regular monthly meeting of the LHA Board of Commissioners was called to order at 8:30 a.m. by Chairman Anne Kear.

Members Present: Anne Kear – Chairman
Wendell Pickett – Vice Chairman
Bruce Robbins
Peter Linder
Jim Ferguson

Others Present: Michael Reis – Executive Director/Secretary
Krystal Winship-Erazo – Director of Operations
Lori Mora - Comptroller
Stephanie Shuler – Executive Assistant
Kathy Fedler – City Council Liaison

Members Absent: Chris Curtis
Cameron Grant

2. AGENDA REVISIONS & SUBMISSION OF DOCUMENTS – Addition to be submitted throughout meeting for items already placed on the agenda.

3. APPROVAL OF AGENDA

A motion was made to approve the agenda and submission of supporting documents.

Motion: Wendell Pickett **Second:** Peter Linder **Approved**

4. APPROVAL OF MINUTES – March 21, 2017.

A motion was made to approve the minutes of March 21, 2017 with the addition that in item 10 – Vice Chair Wendell Pickett took over the meeting due to Chair Anne Kear's exit.

Motion: Peter Linder **Second:** Bruce Robbins **Approved**

5. PUBLIC INVITED TO BE HEARD – None. Closed at 8:34 AM.

**Jim Ferguson enter meeting at 8:38 AM*

6. 2016 AUDIT PRESENTATION FROM EIDE BAILLY

- No significant issues with AMN
- Debt issuance is now noted with long term debt due to new accounting rule.
- Possible surplus cash, should look into paying the developer fee.
- Vacancies and expenses decreased.

MOTION TO ACCEPT AND ADOPT THE 2016 AUDIT FOR ASPEN MEADOWS NEIGHBORHOOD.

A motion was made to accept and adopt the 2016 audit for Aspen Meadows Neighborhood.

Motion: Peter Linder **Second:** Bruce Robbins **Approved**

7. UPDATES FROM EXECUTIVE DIRECTOR AND EXECUTIVE TEAM

a. Programs & Portfolio – Update

- 98.6% YTD Occupancy excluding the Suites.
- Spring Clean Up is in full swing.
- HCV is going strong, 417 in place.
- RISE is pursuing funding, kick off is in May.
- Crisman is 25% complete.
- Spring Creek had six month check in with residents, biggest complaints about the building involved bathrooms. Overall great response/happy residents.

b. Fall River Apartments

- Presentation with CHFA went well, really enjoyed our contract VIA and Spring Creek's success.
- Will hear back in May.
- Application is into the City.
- Federal Home Loan Bank funding process opens in May.
- 80% done with design.
- Shannon Sperry is the project manager.

c. Boulder County Regional Housing Plan

- Will be modified in early May to reflect comments received.
- Looking to expand range to see more than Boulder County.

8. EXECUTIVE SESSION CITING C.R.S SECTION 24-6-402(4)(a) FOR THE PURPOSES OF DISCUSSING THE PURCHASE OF LAND.

A motion was made to enter executive session at 9:40 AM

Motion: Jim Ferguson **Second:** Peter Linder **Approved**

MOTION TO EXIT EXECUTIVE SESSION

A motion was made at 10:10 AM to exit Executive session.

Motion: Wendell Pickett **Second:** Jim Ferguson **Approved**

9. NEW & OLD BUSINESS

a. LDDA/BCHA site

- Concerned about design, parking, elderly.
- Feeling the plan presented by BCHA is very incomplete and more details are needed to give consent.

**Bruce Robbins exited meeting at 10:30 AM*

10. BOARD COMMENTS AND COMMITTEE REPORTS

- Finance Committing Meeting will be held soon.

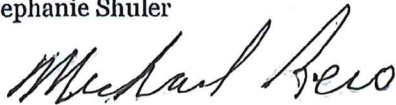
11. NEXT MEETING DATE: May 16, 2017 – 2016 Annual Report, 1Q 2017 Financials.

12. ADJOURN

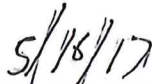
A Motion was made to adjourn the meeting at 10:44 AM

Motion: Peter Linder **Second:** Wendell Pickett **Approved**

Respectfully Submitted,
Stephanie Shuler



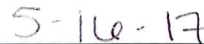
Michael Reis, Executive Director



Date Approved



Anne Kear, Chairman



Date Approved

