

Windsor Housing Authority - Town of Windsor

June 19, 2018

On the 19th day of June, 2018 a regular meeting of the Housing Authority of the Town of Windsor, Colorado was held pursuant to the bylaws at the Town of Windsor, 301 Walnut, Windsor, CO 80550. Members of the Housing Authority were present as follows:

WILLIAM VOEGTLI
RACHAEL PEREZ-STEINBACH
LINDSAY GILLINGHAM
NANCY SALAZAR

Also present: Tom Jones, from the Town of Windsor. Mike Hersh, Deb Callies, Jeff Feneis and Penny Ballman from the Loveland Housing Authority management team.

Chairman William Voegtli read the call of the minutes and they were spread upon the members

TO: WILLIAM VOEGTLI
RACHAEL PEREZ-STEINBACH
LINDSAY GILLINGHAM
NANCY SALAZAR

You and each of you are hereby notified that the Secretary has called a regular meeting of the Windsor Housing Authority on June 19, 2018 at the Century III Community Room, 1027 Walnut St., Windsor, Colorado 80550 for the purpose of attending such business that may come before the Board.

We the undersigned commissioners of the Windsor Housing Authority of the Town of Windsor, Colorado hereby accept service of the foregoing notice of the regular meeting, waiving any and all irregularities in such service and such notice and consent and agree that said commissioners met at the time and place mentioned for the purpose therein stated.

The meeting was called to order by Chairman William Voegtli at 3:05 pm at the Community Room at Century III. Quorum was met with 4 of 5 Commissioners present.

Adoption of the agenda:

Chairman William Voegtli asked if there were any additions or deletions for the agenda. Under old business nonsmoking policy needs added. A motion was made by Commissioner Nancy Salazar to accept the agenda with the addition, seconded by Commissioner Rachael Perez-Steinbach, carried.

Adoption of the Minutes:

Commissioner Rachael Perez-Steinbach moved that the Adoption of the minutes for May, 2018 be approved with the correction of adding The Living Rock Church of Timnath instead of The Timnath under resident communications. seconded by Commissioner Lindsey Gillingham, carried.

Resident Communication

None, no residents present.

Meet and Greet:

- A. Over 30 residents attended between the two sessions. Nonsmoking policy was discussed and the grandfathered portion was explained. No feeding of wild animals was empathized again. Chairman Bill Voegtli announced that Brad would not be on the property as much after the end of July as he was taking a full time position with the Ft. Collins Housing Authority but that his helper Wes would still be doing some vacancy items and that one Saturday a month for 4 hours Brad and Wes would be doing the some of the things that they have always done.

Public Communication:

- A. No public communication.

Board, Staff & Management Company Communications and Financials:

Windsor Housing Authority

- A. May 2018 financials: Remains about the same, in good shape

Century III

- A. May 2018 financials: Oil monies a bonus, in good shape
- B. Vacancy Report: No vacancies

Windsor Meadows Phase I

- A. May financials: good
- B. Vacancy Report: no vacancies

Windsor Meadows Phase II

- A. May 2018 financials: good
- B. Vacancy Report: no vacancies

Development:

- A. Future growth: Jeff reported the update on Windshire Park, proceeding for formal presentation on 7-21-2018. Main push is civil engineering work. Still in due diligence they were able to negotiate with the metro district with a onetime fee with ½ paid by seller and ½ paid by us.
- B. Governor's Farm is still in a holding pattern but there may be another party interested he would check with Larry to see if we could find out who the other party is.
- C. Century III clubhouse expansion was revisited and a new funding possibility will be discussed with USDA-Rural Development.
- D. Chairman Bill Voegtli announced that we will be getting a new development person in the near future as Jeff will be taking over Sam's position when he retires at the end of the year. Congratulations to Jeff.

Maintenance Report:

- A. Chairman Voegtli reported that Brad would be taking a full time position with the Ft. Collins Housing Authority but that he and his helper would still put in 4 hours a month on a Saturday to do the things they do. His helper Wes will still be available if needed.

New Business:

- A. Loveland Housing Authority Golf Tournament: Mike reported that they were able to give 15 scholarships this year due to the success of the funds raised by the tournament over the years. Motion was made by Commissioner Rachael Perez-Steinbach that the Windsor Housing Authority donate \$ 1,000.00, seconded by Commissioner Nancy Salazar, carried.

Old Business:

- A. Grants and Foundations: Commissioner Nancy Salazar reported that she had exhausted all of the free searches and that most of the sites charge \$20.00 or more a month. Commissioner Rachel Perez-Steinbach moved that we do a 3 month trial with a paid source to see if it was worth continuing, seconded by Commissioner Lindsey Gillingham, carried.
- B. Name of new property: Chairman Voegtli asked that everyone be thinking of names so far some of the suggestions have been Windshire Park, Guardian Park and Golden Meadows. Tabled until July.
- C. Nonsmoking policy: Policy was reviewed and was discussed Commissioner Nancy Salazar moved that it be accepted as is, seconded by Commissioner Lindsey Gillingham, carried. It will be given to residents before July 29th to

comply with 30 day notice.

- D. Chairman Bill Voegtli brought up some concerns that he would like everyone to think about. Due to the increase of units with the proposed growth that we are going to need more admin than we presently have. There are plans in the new senior drawing for additional office space. We will need generate the need for funding to become an independent housing authority. Our liaison from the Town Board asked that we put together a plan so it can be discussed with his board and looked at as they work on budgets. Chairman Bill Voegtli asked that ideas be brought to next month's meeting as this needs to happen sooner than later.

Motion authorizing the secretary to prepare any required resolution to reflect action taken by the Housing Authority Board at this meeting and authorizing the Chairman to sign all such resolutions made by Commissioner Lindsey Gillingham, seconded by Commissioner Rachael Perez-Steinbach, carried.

Motion to Adjourn; Commissioner Lindsey Gillingham moved that the meeting be adjourned at 4:20pm, seconded by Commissioner Rachael Perez-Steinbach, carried.

Respectfully submitted
Penny Ballman