

# Windsor Housing Authority – Town of Windsor

**April 20, 2021**

## CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:00pm. Meeting completed via Zoom. Quorum was met with 5 of 5 commissioners present.

### 1. Roll Call

Chairperson	Frankie Cole
Vice Chairperson	Jake Martin
Commissioner/Secretary	Diana Frick
Commissioner	Megan Ferguson
Commissioner	Nate Santillanes

Also present:

Andy Bickers – Loveland Housing Authority

Tracie Thompson – Loveland Housing Authority

Ashley Wade – Loveland Housing Authority

Glenn Smith – Loveland Housing Authority

Carlin Malone - Town of Windsor

Rich Larsen - Special presenter from Novogradac audit

2. Adoption of the April meeting agenda: Chairperson Frankie Cole asked if there were any additions or deletions. Megan Ferguson motioned to accept the agenda as written, seconded by Commissioner, Nate Santillanes, carried. Motion passes.
3. Adoption of the March meeting minutes: A motion was made by Commissioner, Megan Ferguson to accept the March Meeting Minutes as written, seconded by Commissioner, Nate Santillanes, carried. Motion passes.

4. Rich Larsen presented Audit. He stated we have good liquidity. Megan moved to accept audit. Nate 2<sup>nd</sup> to approve the audit.
5. Tracie Thompson reviewed the financials report. Income on target. Snow removal obviously slightly high. Everything else currently under. Discussed Vacancy loss & rent relief program. Payments starting to come in.

6. Board, Staff, & Management Company Communications

Property Vacancies:

Century III

- A. 1 vacancy- 2 upcoming

Windsor Meadows

- B. No vacancies- 1 possibly coming up

Windsor Meadows Phase II

- C. No vacancies- 2-3 upcoming

7. Public Communications:

No public communications at this time.

8. Resident Communications:

No resident communications at this time.

9. Development:

Jeff Feneis, Dave Lingle from LHA & Frankie Cole have been preparing for the CHFA interview for Golden Meadows. Project is being considered a “strong contender.” We still will not know for sure until May if we will be approved.

10. Maintenance:

Not a lot. Cold & snow obviously hit us the hardest. Just getting started on Spring items. Lawncare will be starting in the next couple weeks.

11. New Business:

- A. Hartford Homes, one of the builders for the Raindance complex. Building a 60-unit condo complex, 300-person waitlist already. Affordable housing. Water is the #1 issue as a developer.

12. Old Business:

- A. Resident survey. Discussed the differences between Larimer's approach & Weld's approach. Weld's was specific for a certain neighborhood, not the entire community. Cost difference, Larimer's was a much bigger contract, much bigger price tag "tens of thousands". Weld's less than \$10,000. Might as well collaborate with Severance for the Housing Study.
- B. Update on the website. Still in process, no pictures yet. Slower than anticipated. Shared updated info & layout with Jennifer. Will get better pictures of the outside of the complexes.
- C. Home buyers' program – Town council had a meeting a few weeks ago, Metro DPA program moving forward for approval within the next week.

13. ADJOURN:

The meeting adjourned on April 20, 2021 at 4:24pm

Submitted by Ashley Wade – Windsor Housing Coordinator