

Windsor Housing Authority – Town of Windsor

June 15, 2021

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:00pm. Meeting completed via Zoom. Quorum was met with 4 of 5 commissioners present.

1. Roll Call

Chairperson	Frankie Cole
Commissioner	Diana Frick
Commissioner	Megan Ferguson
Commissioner	Nate Santillanes

Also present:

Andy Bickers – Loveland Housing Authority
Ashley Wade – Loveland Housing Authority
Glenn Smith – Loveland Housing Authority
Mike Hersh – Loveland Housing Authority
Tracie Thompson – Loveland Housing Authority
Darcy McClure – Loveland Housing Authority
Carlin Malone - Town of Windsor
Katie & Casey – Clearview Library

2. Adoption of the May meeting agenda: Chairperson Frankie Cole suggested to delete item D from Old Business (first Time Home Buyers program) Megan Ferguson motioned to accept the agenda with the changes, seconded by Commissioner, Diana Frick, carried. Motion passes.

3. Adoption of the May meeting minutes: A motion was made by Commissioner, Megan Ferguson to accept the May Meeting Minutes as written, seconded by Commissioner, Diana Frick, carried. Motion approved and adopted.

4. Katie & Casey from Clearview Library joined to give a presentation. Katie is the Communications Specialist & Casey is the Public Relations Manager. They previously met with Commissioners Jake Martin & Diana Frick to find out community needs, as well as to share & collaborate. The biggest challenge for Windsor is Growth. We went from about 10,000 residents to just under 27,000 residents in 3 years. With the increase in demand, the public library has reached maximum capacity. They project by 2045, Windsor will have over 200,000 residents. Need to improve: 1. Space 2. More materials 3. Additional programs. Three objectives for the next 3 years, -Severance Branch -Central service hub – Complete renovation.

5. Board, Staff, & Management Company Communications

Property Vacancies:

Century III

A. 2 vacancies

Windsor Meadows

B. No vacancies

Windsor Meadows Phase II

C. 1 vacancy- leasing up 6/16/2021

6. Delinquency Report- Discussed to get the resident's more resources for rent relief. Continue to encourage residents to apply for assistance.
7. Public Communications:
Chairperson Frankie Cole will be meeting with a tenant one on one on Friday
8. Resident Communications:
No resident communications at this time.
9. Development:
Darcy McClure joined to update the Board on Development. 2nd year we've applied for tax credits for the new Senior property. She stated the main reason for the denial was the competition. Construction costs are extremely

high now. CHFA didn't agree with the large community space that was proposed. Currently refiguring design options.

10. Maintenance:

Century III- Still issues with the Sprinkler system. Boilers, line item is way over budget for the year, trying to limit in other areas to balance that out. Windsor Meadows-Sprinklers up & running now. Solar panels are all working now, but the online portal is still not reporting to us.

11. New Business:

A. Resume in person Board meetings. Discussed hosting in person once per quarter, possibly starting next quarter. Also discussed switching days to hold on Monday afternoons rather than Thursday mornings. Also, now in person board meeting will be held at Windsor Meadows starting in Sept.

B. Will have a make up Meet & Greet Monday July 26th from 2-4pm outside.

12. Old Business: Chairperson Frankie Cole stated Old business items will be discussed via email due to meeting running over.

A. Housing Study. -RFP discussion

B. Ambassador's Luncheon

C. WHA website – Completed. Up & running

13. ADJOURN:

The meeting adjourned on June 15th, 2021 at 4:24pm

Submitted by Ashley Wade – Windsor Housing Coordinator