

Windsor Housing Authority – Town of Windsor

August 17, 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	Megan Ferguson
Commissioner	Diana Frick
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
Dave Lingle - Loveland Housing Authority
David Sislowski – Town of Windsor

2. Adoption of the August meeting agenda: A motion was made by Commissioner Megan Ferguson, to accept the August Meeting Agenda as written, seconded by Commissioner, Nate Santillanes, carried. Motion approved and adopted.
3. Adoption of the July meeting minutes: A motion was made by Commissioner Megan Ferguson, to accept the July Meeting Minutes as written, seconded by Commissioner, Nate Santillanes, carried. Motion approved and adopted.

4. Board, Staff, & Management Company Communications

Property Vacancies:

Century III

- A. No vacancies

Windsor Meadows

- B. No vacancies

Windsor Meadows Phase II

- C. 1 vacancy – about to be leased up.

5. Public Communications:

No public communications at this time.

6. Resident Communications:

No resident communications at this time.

7. Development:

Golden Meadows project has been going on for over 3 years now. 8-acre site North of Windsor Meadows. We just submitted to CHFA for the 2nd time & were denied for the 2nd time. Reasons: (1.) Competition is high for 9% tax credit loans (2.) CHFA agrees that Windsor needs more senior housing, but more of a need for it somewhere else currently (3.) Decrease cost while expanding housing options. We then reviewed the current plan for Golden Meadows, as well as the amended plan. In the amendment, we'd propose not to build the bungalows. Construction would take 2 phases rather than 3. 122 units rather than 123, which is the maximum allowed for this site. Phase I would have 62 units + a 1500 sq. ft. common area. Possibility of re-naming the project "Meadow Lark". Still need to see if Greeley/Weld would be willing to offer 8 vouchers for this project. Overall, a \$22 million development.

8. Maintenance:

Smooth running, no big updates. Still an over abundance of work orders coming in, still just trying to get caught up.

9. New Business:

- A. Review Meet & Greet resident communications- Zoom vs. in person, maybe a mixture of both? With everything going on, the board decided to continue monthly board meetings via Zoom. Will tentatively still have another In-person Meet & Greet on Sept. 27th, depending on uprising safety concerns for our residents. Meet & Greets would occur once quarterly.
- B. Renter's Insurance- on hold until Commissioner Jake Martin is present.
 - A. Old Business: RFP discussion – Commissioner Megan Ferguson had put together a draft, still currently waiting on feedback from other board members. Needs fine-tuning & to establish a baseline before any progression can be made. Chairperson Frankie Cole suggested to maybe make it a 2022 item?

10. ADJOURN:

The meeting adjourned on August 17th, 2021 at 4:14pm

Submitted by Ashley Wade – Windsor Housing Coordinator