

Windsor Housing Authority - Town of Windsor

August 18, 2020

CALL TO ORDER:

Vice Chairperson Nancy Salazar called the meeting to order at 3:05 p.m. Meeting completed via Zoom per Stay at home / Safer at home orders. Quorum was met with 3 of 5 commissioners present.

1. Roll call:

Chairperson	Vacant
Vice Chairperson	Nancy Salazar
Commissioner / Secretary	Lindsay Gillingham
Commissioner	Frankie Cole
Commissioner	Vacant

- Also Present: Andy Bickers from Loveland Housing Authority
Mike Hersh from Loveland Housing Authority
Tracie Thompson from Loveland Housing Authority
Glenn Smith from Loveland Housing Authority
Cheri Milliman from Loveland Housing Authority
David Sislowski Windsor Town Board Liaison
Carlin Malone from the Town of Windsor
Kelly Hall from Windsor

A. Adoption of the August meeting agenda:

- Vice Chairperson Nancy Salazar asked if there were any additions or deletions for the agenda. There was one addition to the agenda; Century III Budget for 2021. A motion was made by Commissioner Frankie Cole to accept the agenda with the addition, seconded by Commissioner Lindsay Gillingham, carried.

B. Adoption of the July meeting minutes:

- A motion was made by Commissioner Lindsay Gillingham to accept the July Meeting Minutes as written, seconded by Commissioner Frankie Cole, carried.

C. COMMUNICATIONS:

- Century III
 - a) 0 vacancies
- Windsor Meadows Ph. I
 - a) 1 vacancy
- Windsor Meadows Ph. II
 - a) 0 vacancies

D. Public Communications:

- No Public communications at this time.

E. Maintenance Communications:

- Century III had a boiler out in one of the buildings and it had to be replaced.
- Bradco moved the flag at Century III and will be installing a light for it.
- Loveland Housing Authority hired a new maintenance technician so Daniel will be the maintenance technician for the properties in Windsor.

F. Resident Communications:

- No resident communications at this time.

G. DEVELOPMENT:

- Vice Chairperson Nancy Salazar will follow up with Darcy McClure to make sure nothing is missing with development.
- The mowing at the Golden Meadows land will be done very soon.
- Carlin Malone received an email from the state regarding the private activity bonds. They wanted to make sure there was no interest in using the private activity bonds for this development. Vice Chairperson Nancy Salazar will follow up with Darcy McClure. Carlin Malone will forward the email to Vice Chairperson Nancy Salazar.

H. NEW BUSINESS:

- Commissioner Frankie Cole would like to know what the eviction rate for Windsor, CO is. Kelley Hall stated that she is on the Stepping Stones board. Stepping Stones has been waiting to hear from people who need help with their rent and/or utilities. There haven't been many people asking for help. Commissioner Frankie Cole will check with a local realtor to speak with them about evictions.
- Vice Chairperson Chris Nelson has vacated the Windsor Housing Authority board member position.
- Chairperson Chris Melson needs to be removed from the Bank Accounts. Commissioner Frankie Cole will be added to the accounts. A motion was made by Commissioner Lindsay Gillingham to remove Chairperson Chris Melson from the signature cards and have Commissioner Frankie Cole added to the accounts, seconded by Vice Chairperson Nancy Salazar, carried.
- Budget season is coming up. USDA does not have any restrictions at this time to do the rent increase at Century III. The increase would be requested for the reserve options and will be talked about in the budget meeting. If everything is turned in on time and notices to tenants are sent out, rent increase could be for January 1, 2021.

I. OLD BUSINESS:

- Board members have until the end of the year to complete the Sexual Harassment and Civil Rights Training.

ADJOURN:

Commissioner Lindsay Gillingham moved to adjourn, Commissioner Frankie Cole seconded the motion, carried- Vice Chairperson Nancy Salazar adjourned the August 18, 2020 meeting at 3:35pm.

Submitted by Cheri Milliman – Windsor Housing Coordinator