

Windsor Housing Authority - Town of Windsor

July 16, 2019

On the 18th day of June, 2019 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:

RACHEL PEREZ-STEINBACH
NANCY SALAZAR
LINDSAY GILLINGHAM
WILLIAM VOEGTLI

Also present: Tom Jones from the Town of Windsor, Jeff Feneis, Sharlet Lee, Mike Hersh and Cheri Milliman from the Loveland Housing Authority management team. Resident of Century III Penny Ballman.

Chairperson Rachel Perez-Steinbach read the call of the minutes and they were spread upon the members

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

You and each of you are hereby notified that the Secretary has called a regular meeting of the Windsor Housing Authority on July 16, 2019 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 Chairperson Rachel Perez-Steinbach at 3:00 pm at the Community Room at Century III. Quorum was met with 4 of 5 Commissioners present.

Adoption of the Agenda:

Chairperson Rachel Perez-Steinbach asked if there were any additions or deletions for the agenda. There were no additions or deletions to the agenda. A motion was made by Commissioner William Voegtli to accept the agenda as written, seconded by Commissioner Lindsay Gillingham, carried.

Adoption of the Minutes:

Commissioner William Voegtli moved that the Adoption of the minutes for May be approved, seconded by Commissioner Lindsay Gillingham, carried. Commissioner Lindsay Gillingham moved that the Adoption of the minutes for June be approved, seconded by Commissioner William Voegtli, carried.

Resident Communication

A. There was no resident communication.

Meet and Greet:

A. There was no Meet and Greet.

Public Communication:

B. There was no public communication.

Development:

A. Commissioner Nancy Salazar reported that at the last development meeting they went over the design and colors for Golden Meadows. The architect wants to go with a modern look; clean straight lines with accent colors inside. It is moving along.

B. The predevelopment agreement has been signed.

Board, Staff & Management Company Communications and Financials:**Windsor Housing Authority**

A. Not much has changed.

Century III

A. Looks good.

B. Vacancy Report: No Vacancies

Windsor Meadows Phase I

A. Overall on budget

B. Vacancy Report: No Vacancies

Windsor Meadows Phase II

- A. Overall it looks good.
- B. Vacancy Report: One Vacancy

Maintenance Report:

Century III:

- A. The sidewalk claim has been resolved. Schroder will be sending a check. Roto Rooter gave Century III a credit on a couple of invoices to cover the cost of filling in the ruts they created. Xcel will come out and fill the hole that they left.
- B. Century III had an apartment that had to have new carpet and linoleum to pass a Section 8 inspection. It passed the Section 8 inspection.
- C. Century III has had trouble with the valves on the sprinkler system. They were out for about a month. We have not been able to locate all the valves. We will remap where the valves are this fall. Loveland has a line locator that Century III can borrow to find them.

New Business:

- A. Tom Jones and Ken Bennet sent an email to Chairperson Rachel Perez-Steinbach about funding opportunity for purchasing Governor's Farm. Typically the Division of Housing does not fund an entire project. They are more a gap funder. They usually provide approximately \$10,000.00 per unit. Not enough to purchase or fund the rehab. If Windsor Housing Authority would still like to purchase Governor's Farm we would have to determine the price to offer. Governor's Farm is still talking with the other possible buyer. Windsor Housing Authority will apply for the funding for Golden Meadows in the future. Jeff Feneis will further check into the funding.

Old Business:

- A. USRD: Robert McElroy sent the results of the physical inspection for Century III. There were a few things that need to be changed after the Civil Rights Division sends a formal written report.
- B. Care Housing Questions: Windsor Housing Authority have a small share in Cottonwood Care Housing apartments on Garden Street. Care Housing had a question on getting a certificate of tax exempt. Commissioner William Voegtli checked into it and determined Windsor Housing Authority is a partner and they can use their tax exempt for the Cottonwood apartments on Garden Street. Commissioner Lindsay Gillingham made a Motion to prepare a tax exempt for Care housing, seconded by Commissioner William Voegtli. Chairperson Rachel Perez-Steinbach will sign the tax exempt at the end of the meeting.
- C. Energy Contract for Century III: Jeff Feneis stated that the solar energy contract built at Windsor Meadows is different than what Oakley has proposed. Oakley builds solar farms and they are subsidized by Xcel, if

Windsor Housing Authority subscribed to buy a certain amount of electric they can buy it back at a reduced rate. They are able to do that because they are subsidized. You would have to have a 20 year commitment to make a large savings. Commissioner William Voegtli made a Motion to decline the solar agreement seconded by Commissioner Lindsay Gillingham.

Motion to Adjourn; Commissioner William Voegtli moved that the meeting be adjourned at 4:09pm, seconded by Commissioner Lindsay Gillingham; carried.

Respectfully submitted
Cheri Milliman