

# Windsor Housing Authority – Town of Windsor

July 20, 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
Vice Chairperson	Jake Martin
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  
David Sislowksi – Town of Windsor  
Sandy Mezzetti - Town of Windsor

2. Adoption of the June meeting agenda: Chairperson Frankie Cole suggested to delete item B from Old Business (first Time Home Buyers program) Jake Martin motioned to accept the agenda with the changes, seconded by Commissioner, Nate Santillanes, carried. Motion passes.
3. Adoption of the June meeting minutes: A motion was made by Vice Chairperson Jake Martin to accept the June 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. 1 vacancy

Windsor Meadows Phase II

- C. 1 vacancy coming at the end of the month

5. Quarter 2 Financials overview with Tracie Thompson. Reviewed AR balances. Explained for those who have applied for the rent relief program, we may not see the actual payment for a few months. Over budget on maintenance for Century III, Windsor Meadows over budget on vacancies & AR balance. Everything else pretty much under for at this time.
6. Public Communications:  
No public communications at this time.
7. Resident Communications:  
No resident communications at this time.
8. Development:  
Jeff, Darcy, & Dave will have a meeting soon to weigh the pro's & con's of re-configuring the Golden Meadows project. Darcy will join our meeting in August for an update. They will re-evaluate the significant cost & extra time this would result in.
9. Maintenance:  
Mass amounts of work orders currently coming through. Update on the unit that flooded, the asbestos has been remediated, & the reconstruction has been completed. The tenant has been cleared to go back home. Long term affects unknown at this time, we may in the future need to re-address & have a longer decision surrounding this matter.

10. New Business:

A. New LIHTC development-Just an FYI, an out of state company was recently inquiring about LIHTC possibilities in Windsor. Another possible competitor for tax credits next year when we re-apply.

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

A. Housing Study. -RFP discussion -tabled since Megan isn't at this meeting.

---Reminders... Compliance training for commissioners with CIRSA our insurance carrier. Meet & Greet will be held at Century III next Monday, July 26<sup>th</sup>, from 2pm-4pm.

12. ADJOURN:

The meeting adjourned on July 20th, 2021 at 3:55pm

Submitted by Ashley Wade – Windsor Housing Coordinator