

# **Windsor Housing Authority – Town of Windsor**

## **April 19, 2022**

### **CALL TO ORDER:**

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

#### **1. Roll Call**

Vice Chairperson

Megan Ferguson

Commissioner

Jake Martin

Commissioner

Nate Santillanes

Also present:

Jeff Feneis – Loveland Housing Authority

Andy Bickers – Loveland Housing Authority

Ashley Wade – Loveland Housing Authority

Glenn Smith- Loveland Housing Authority

Mike Hersh – Loveland Housing Authority

Sandy Mezzetti – Town of Windsor

2. Adoption of the April meeting agenda: Addition to New Business: Approval of Financing w/ Bank of Colorado. Commissioner Jake Martin motions to adopt addition to April's agenda, Commissioner Nate Santillanes seconds.

3. Adoption of the February & March meeting minutes: No additions or deletions for February or March meeting minutes. Commissioner Nate Santillanes motions to approve, Commissioner Jake Martin seconds.

4. Development Update with Jeff:

Town of Windsor is willing to entertain the idea of the 3-story design for the Meadow Lark project. Next steps, under contract for architect & designer.

Thursday meeting with Shane Hale to discuss funding from state to town, approximately 7 million dollars to allocate. 1 week from Monday, LHA's new Real Estate Development Manager starts. This project will be his top priority. Still intending on applying for tax credits Feb. 1<sup>st</sup> of next year.

5. Board, Staff, & Management Company Communications:

Property Vacancies-

Century III-

A. None as of today

Windsor Meadows-

B. None

Windsor Meadows Phase II-

C. 2 coming up

6. Public Communications:

No public communications at this time.

7. Resident Communications:

No resident communications at this time.

8. Maintenance:

WMII – update on significant increase of utilities. Solar panels on track, small repairs have been done but has not resolved the problem. Now points to resident abuse leading to the spike in gas & electric bills. Reminder notice will be going out to tenants. Nothing stated in lease or house rules to hold the tenant responsible. Possible solution if the notices do not help, there are sensors that we can install that would essentially cut the power after a certain amount is used to restrict resident usage. Continue to try and figure out how to walk this line with the residents. Vice Chairperson Megan Ferguson suggests education on individual thermostat usage and settings would be beneficial.

9. New Business:

- A. Renewal of website due for \$340 for the next year. Commissioner Jake Martin approves, Commissioner Nate Santillanes seconds.
- B. Refinance with Bank of Colorado for the maturity of loan terms and cash out for engineering/architect fees. Approval of resolution to borrow and allowing Chairperson Frankie Cole to sign on the Board's behalf. Now that Commissioner is employed with Bank of Colorado, could be considered a conflict of interest, only two other commissioners present, quorum was not met to vote. Table for now, email for final votes will be sent out later.

10. Old Business: Parking Updates at Century III

- A. Town opened a few spots across street in front of the church. New Traffic director for the Town of Windsor will be addressing this issue soon.

B. Governor's Farm- No updates from USRD. Jeff anticipates a slow process moving forward. Noted that the new owner cannot just change these units to market rent.

C. Meet & Greet- Potential on site meeting. Ashley & Glenn will work facilitating a forum to hear complaints/concerns ahead of time, so everyone is better prepared for the Meet & Greet. Also, the Board wants to know from the residents.

1.) How can the Board help?

2.) What would they like to come out of these Meet & Greets?

3.) Would the residents be interested in more helpful resources to be provided for any betterment of quality of life?

4.) Would they enjoy outside groups to come facilitate other community engagements/opportunities?

ADJOURN:

Commissioner Jake Martin motions to adjourn, Commissioner Nate Santillanes seconds. The meeting adjourned on April 19, 2022, at 3:46pm

Submitted by Ashley Wade – Windsor Housing Coordinator