

June 20, 2023

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:00pm. Meeting completed via Zoom. The Quorum was met with 4 of 5 commissioners present.

1. **Roll Call**

Chairperson	Frankie Cole
Commissioner	Diana Frick
Commissioner	Megan Ferguson
Absent	Jake Martin
	Nate Santillanes

Also present:

Glenn Smith – Loveland Housing Authority
Eric Hull – Loveland Housing Authority
Ashley Wade – Loveland Housing Authority
Jeff Feneis – Loveland Housing Authority
Eric Hull – Loveland Housing Authority
Brandon Johnson – Loveland Housing Authority
Ray Grimaldo - Loveland Housing Authority

2. **Adoption of the June meeting agenda:** No changes for the June meeting agenda.
3. **Adoption of the May meeting minutes:** There were no changes to the May meeting minutes. Commissioner Frick makes a motion to adopt the May minutes, Commissioner Megan Ferguson seconds the motion, the motion passes.
4. **Development Update** - Eric Hull and Jeff Feneis reported on:
 - Jacoby Meadows project awarded Tax Credits. This will require \$500,000 in capital to get to closing. Jeff Feneis proposed that the

Loveland Housing Authority (LHA) extend a loan to WHA not to exceed \$500,000 at 0% interest to be paid off at closing. If we are not closed in 9 months we would come back and negotiate. Megan Ferguson made a motion to accept the loan from LHA not to exceed \$500,000 at 0% interest to paid off at closing. Diana Frick seconded the motion. We applied with the State for a grant application for the gap of \$1.4M. The RFP to market the tax credits will be sent out next week. We are hoping to get \$.88 to \$.91.

- Frankie Cole asked if we could attend the Town meeting to give them an update on the Jacoby Meadows project.

5. **Board, Staff, & Management Company Communications (Vacancies/Maint.):**

Century III -

A. Vacancies

No vacancies

B. Maintenance

Ray Grimaldo reported that the Cottonwood trees have been removed and paid for.

Windsor Meadows -

A. Vacancies - One transferring units and one vacant unit

B. Maintenance – New maintenance technician for Windsor Meadows is Chad Cole. No issues with solar panels except some of the cage wiring/netting is coming off and the company will repair it.

Windsor Meadows Phase II -

A. Vacancies - one pending eviction for non-payment of rent.

B. No maintenance updates.

6. **Public Communications:**

Diana Frick knows someone who wants to write an article about Jacoby Meadows and is working with them to get the article complete.

7. **Resident Communications:**

No resident communications at this time.

8. **New Business:**

- A. Proposition 123 Implementation – Frankie Cole and Sandy Mezzetti have been in communication. With Jacoby Meadows being approved to move forward this will meet the Town of Windsor’s goal of increasing affordable housing over the next three years. There is no reason not to apply.
- B. Frankie Cole reported that WHA has an opening for a board member with the resignation of Jake Martin. The position is posted and we all need to try to solicit people we think would be good candidates to apply. Frankie would like to propose that we amend the bylaws to go from a 5 person board to a 7 person board.

9. **Old Business:**

- A. A Zoom board meeting is scheduled for July 18, 2023

10. **ADJOURN:**

With no other business to discuss, Chairperson Frankie Cole adjourned the meeting at 3:35 p.m.

Minutes submitted by Tracy Hoff – Executive Assistant – Loveland Housing Authority