

Windsor Housing Authority – Town of Windsor

November 21, 2023

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:00pm. Meeting completed via Zoom. The Quorum was met with 5 of 6 commissioners present.

1. **Roll Call**

Chairperson	Frankie Cole
Commissioner	Diana Frick
Commissioner	Megan Ferguson - Absent
Commissioner	Nate Santillanes
Commissioner	Wayne Dehn
Commissioner	Amy Roe

Also present:

Eric Hull – Loveland Housing Authority
Jess Hinze – Loveland Housing Authority
Brandon Johnson – Loveland Housing Authority
David McElwreath – Loveland Housing Authority
Ray Grimaldo – Loveland Housing Authority
Jason Hallett – Town of Windsor
Sandy Mezzetti – Town of Windsor

2. **Adoption of the November meeting agenda:** No changes for the November meeting agenda.
3. **Adoption of the October meeting minutes:** There were no changes to the October meeting minutes. Commissioner Wayne Dehn makes a motion to adopt the October minutes, Commissioner Amy Roe seconds the motion. All were in favor. None opposed. The motion passes.

4. **Development Update** – Eric Hull reported on:

- Value engineering (VE) effort with Architect and General Contractor ongoing to help address budget gap of \$865,000.
- Tax credit partnership & financing sources (construction loan & permanent debt) coming together.
- LHA comments on Project Development Agreement were provided to Town on 11/18.
- Project plans will be submitted for plan check, pending completion of VE process.
- Prop 123 Concessionary Debt Application for gap funding – anticipating January 2024 for notification of awards.
- Construction start date mid-2024; complete fall of 2025.

5. **Board, Staff, & Management Company Communications (Vacancies/Maint./Upcoming 504):**

Century III –

A. David McElwreath reported 2 Vacancies

B. Ray Grimaldo reported that workorders will be caught up by the end of the week. Gutters have been cleaned and leaf cleanup was next on the list weather pending.

Windsor Meadows I

A. Brandon Johnson reported 2 Vacancies

B. Ray Grimaldo – Rock installation has been completed.

Windsor Meadows Phase II – Brandon Johnson

A. Brandon Johnson reported 3 vacancies.

B. Ray Grimaldo – rock installation has been completed

Jess Hinze was asked to let Sharlet Lee and Theresa Fox know that the new board members would like an overview about tax credits. Jess also volunteered to schedule property tours for the new board members.

7. **Public Communications:**

No public communication received.

8. **Resident Communications:**

No resident communications at this time.

9. **New Business:**

A. None

10. **Old Business:**

A. Frankie Cole provided an update on Proposition 123 Opt-In Status and Windsor Attainable Housing Ad Hoc Committee.

11. **ADJOURN:**

With no other business to discuss, Wayne Dehn made a motion to adjourn. Chairperson Frankie Cole adjourned the meeting at 3:59 p.m.

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