

Windsor Housing Authority – Town of Windsor

April 16, 2024

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:01 pm. Meeting completed via Zoom. The Quorum was met with 5 of 7 commissioners present.

1. **Roll Call**

Chairperson	Frankie Cole
Commissioner	Diana Frick
Commissioner	Megan Ferguson - Absent
Commissioner	Wayne Dehn
Commissioner	Amy Roe
Commissioner	Tim Donnegan

Also present: Megan Ferguson

Brandon Johnson – Loveland Housing Authority

David McElwreath – Loveland Housing Authority

Ray Grimaldo – Loveland Housing Authority

Eric Hull – Loveland Housing Authority - Absent

Theresa Fox – Loveland Housing Authority

Sandy Mezzetti – Town of Windsor

Jason Hallett – Town of Windsor

Introduction of New Commissioner Tim Donnegan

2. **Adoption of the April meeting agenda:** Agenda was adopted as presented.
3. **Adoption of the March meeting minutes:** Diana Frick made a motion to approve the February meeting minutes. Wayne Dehn seconded the motion. Minutes were approved as presented.
4. **Development Update** –Frankie Cole reported:
 - Jacoby Meadows – 9% tax credit award - \$2M gap in funding
 - Weld Trust – We applied for a \$2M grant from Weld Trust.
Frankie, Jeff, and Eric met with Jeff Carlson, Mike Bond, Kyle

Holman, and Andrea Hernandez from Weld Trust to answer questions about the project. We think the meeting went well. If we don't get this grant or the full amount, our backup is a loan from Impact Development Fund to cover the gap.

- Impact Development Fund – A potential low interest not to exceed \$2.2M loan is still in play depending on whether we receive a grant from Weld Trust.

5. **February 2024 Financials** – Theresa Fox summarized the financials. Audits should be complete by August.

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

Century III – David McElwreath

- A. David McElwreath reported that it was leased up until yesterday when one of the residents passed away. Hoping to get quick turn around on filling that unit.
- B. Ray Grimaldo reported there are very minimal work orders.

Windsor Meadows I – Brandon Johnson

- A. Brandon Johnson reported that Phase I is fully leased up.
- B. Ray Grimaldo reported there are very minimal work orders.

Windsor Meadows Phase II – Brandon Johnson

- A. Brandon Johnson reported that Phase II is fully leased up.
- B. Ray Grimaldo reported there are very minimal work orders.

7. **Public Communications:**

No public communication received.

8. **Resident Communications:**

No resident communications currently.

9. **New Business:**

- A. Frankie Cole discussed New Commissioner Continuing Education Options with the board and all were in agreement with her plan to add this as an agenda item each month.

B. Governor Polis signed a new law that takes away local municipalities' ability to regulate the number of occupants per household. It will have an impact on college towns. The governor believes this will help address the housing crisis.

10. **Old Business:**

A. There is a conflict with bylaws for commissioner terms and the Town website. Tim Donnegan volunteered to work on this project and Diana Frick will help.

11. **ADJOURN:**

With no other business to discuss, Amy Roe made a motion to adjourn. Wayne Dehn seconded the motion. All were in favor. None opposed. Chairperson Frankie Cole adjourned the meeting at 3:45 p.m.

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