

Windsor Housing Authority – Town of Windsor

October 15th, 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 7 of 7 commissioners present.

1. **Roll Call**

Chairperson	Frankie Cole
Commissioner	Diana Frick
Commissioner	Megan Ferguson
Commissioner	Wayne Dehn
Commissioner	Amy Roe
Commissioner	Tim Donnegan
Commissioner	Shannon Ezelle

Also present:

Brandon Johnson – Loveland Housing Authority
Riley Jacobs – Loveland Housing Authority - Absent
David McElwreath – Loveland Housing Authority
Ray Grimaldo – Loveland Housing Authority
Jess Hinze – Loveland Housing Authority
Eric Hull – Loveland Housing Authority
Theresa Fox – Loveland Housing Authority - Absent
Jeff Feneis - Absent
Sandy Mezzetti – Town of Windsor
Ron Steinbach – Town of Windsor
Tracy Hoff – Loveland Housing Authority - Absent

2. **Adoption of the October meeting agenda:** The agenda was adopted as circulated.
3. **Adoption of the September meeting minutes:** Wayne Dehn made a motion to approve the September meeting minutes. Diana Frick seconded the motion. Minutes were approved as presented.

4. **Development Update** – Eric Hull reported on the construction of Jacoby Meadows Phase I. We are on track for an early September 2025 completion date. Frankie Cole reported that the leasing information is now on the website.
5. **Financial Statement Review** – Theresa Fox was not able to attend the meeting, but the financials were distributed in the packet. Feel free to email Theresa with any questions.
6. **Board, Staff, & Management Company Communications (Vacancies/Maint./Upcoming 504):**

Century III – David McElwreath

- A. David McElwreath reported no vacancies, and all our rental assistance is being utilized right now.
- B. David McElwreath reported there were no maintenance issues. Ray Grimaldo reported that new rock has been installed and trees have been trimmed. The clubhouse remodel project turned into a renovation project, and we will keep the board informed of the progress.

Windsor Meadows I – Brandon Johnson

- C. Brandon Johnson reported that he has received six notices from residents that will be moving within the last two months. We are currently screening applications now.
- D. Brandon Johnson reported there were no maintenance updates.

Windsor Meadows Phase II – Brandon Johnson

- A. Brandon Johnson reported one vacancy and a prospective applicant that hopefully will be signing a lease tomorrow.
- B. Jess Hinze reported there are some high electricity consumption concerns. Ray Grimaldo is investigating what was going on and there are problems with solar converters on 3 buildings. We placed a call to the contractor who services them and will update the board at the next meeting.

8. **Public Communications:**

Frankie Cole received a phone call regarding potential sale of Governor Farms. Amy Roe also received a call regarding vacancies, and she referred her to the Windsor Meadows website.

9. **Resident Communications:**

No resident communications currently.

10. **New Business:**

A. HB24-1175 Local Governments Rights to Property for Affordable Housing – discussion took place regarding this new law.

11. **Old Business:**

A. Published Terms/Bylaw Updates Needed (Donnegan) – Tim Donnegan has not sent the redlined bylaws to the town clerk (Karen Frawley). Ron Steinbach asked Tim to send them to him as he thinks the town board needs to approve. Sandy Mezzetti suggested they copy the town clerk as well.

12. **Other Items:**

13. **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 3:41 p.m.

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