



**May 20, 2025**

**CALL TO ORDER:**

Chairperson Tim Donnegan 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 -Absent
Commissioner	Diana Frick
Commissioner	Josh Fulenwider
Commissioner	Wayne Dehn
Commissioner	Tim Donnegan
Commissioner	Shannon Ezell

Also present:

Brandon Johnson – Loveland Housing Authority  
Ray Grimaldo – Loveland Housing Authority  
Jess Hinze – Loveland Housing Authority  
Misti Hudson – Loveland Housing Authority  
Eric Hull – Loveland Housing Authority - Absent  
Sandy Mezzetti – Town of Windsor  
Ron Steinbach – Town of Windsor  
Tracy Hoff – Loveland Housing Authority  
Paul Christenson – Loveland Housing Authority  
Ashley Wade – Loveland Housing Authority  
Matt Long – DOLA  
Ashley Weesner - DOLA

**2. Adoption of the May meeting agenda:** The agenda was adopted with the modifications discussed.

3. **Adoption of the March meeting minutes:** Diana Frick made a motion to approve the March meeting minutes. Josh Fulenwider seconded the motion. All were in favor. None Opposed. Minutes were approved as presented. There was not a meeting in April because there was not a quorum.
4. **Aspire Overview** - Paul Christenson gave a presentation about Aspire and the services they provide. Paul discussed with the board about the possibility of providing services in Windsor with a resident services coordinator focused on the properties. Starting in March we now have a resident services coordinator in Windsor one day a week. Paul is going to apply for a grant with the Weld Trust this summer. The application is due by the end of June. If we are invited to continue, we will need to submit full application by the end of July to see if we could get full salary support for a resident services coordinator for the properties in Windsor. It would cost approximately \$60,000 and another 25% in profits. Tim Donnegan asked how WHA could help. Paul said a letter of support would help and any other ideas for grants that board members may know about. Josh asked what the top service needs were for seniors. Paul said it was helping them navigate systems, training for Medicare and Medicaid, tax support, transportation, mobility issues, and a conduit to housing.
5. **Proposition 123** – Sandy Mezzetti reported that she attended a Town work session where they prepared and expedited review process that is required by Prop123. This applies to developments that have at least 50% affordable housing as defined by the state. That is 60% or below for rental properties and 100% AMI and below for homeownership projects. This will be coming in front of the Town Board on June 9th. This expedited process is required by Prop123 prior to the next round of application funding in November of 2026. They have some incentives right now where if you get your expedited process in line with what's required, you can qualify for some funding through their local planning capacity grant. By getting this done now, it takes away the requirement for matching funds. Ashley Weesner and Matt Long from DOLA spoke about Proposition 123 and asked the board what help they would like to learn from DOLA about Prop123. Tim Donnegan said he doesn't know a lot about Prop123 and asked Ashley to talk more about the expedited review that Sandy Mezzetti spoke about. Sandy Mezzetti shared the Town of Windsor's Prop123 review process. Matt Long stated that DOH in 2026 plans to award about \$140M for affordable housing and about \$60M is for Prop123. Ashley will send out some materials that could help the board with Prop123.

6. **Development Update** – Eric Hull reported:
  - Windows are installed
  - Exterior Insulation is almost complete
  - Units are being textured and painted
  - Interior furniture selection is almost complete
  - Faux wood upgrade for blinds – only a \$3000 addition in costs for the entire project
  - Pinkard is focused on a one and two bedroom complete by mid-July for marketing purposes
  - Field Observation Report
  - On Budget
  - Mid to late September completion of the 62 age restricted units
7. **Board, Staff, & Management Company Communications Vacancies/Maint./Upcoming 504):**

No reports as we ran out of time.
8. **Public Communications:**

None
9. **Resident Communications:**

No resident communications currently.
10. **New Business:**

None
11. **Old Business:**

None
12. **Other Items:**

Tim Donnegan reported that there is a red line of the website in the board packet. Please look at it and provide feedback to Tim with updates.
13. **ADJOURN:**

With no other business to discuss, Wayne Dehn moved to adjourn. Josh seconded the motion. All were in favor. None opposed. The meeting adjourned at 4:02 p.m.