

GARFIELD COUNTY HOUSING AUTHORITY

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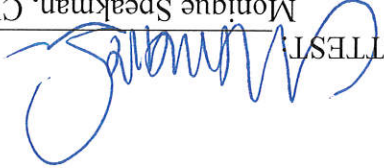
Minutes of Annual Board Meeting Glenwood Springs February 28, 2019 - 11:00 a.m.

1. Monique Speakman, Chairperson, called the Annual meeting to order at 11: 15 pm. Commissioners Dave Roberts, Stephen Huber, Linda Hansen, and Vice Chairman Jack Palomino were present. Staff present: ED Kate Gazunis and CFO Cheryl Strouse. Guest: Mason Hohstadt of Garfield County Public Health attended the meeting to acquaint himself with the Housing Authority and its Board.
2. Minutes: Minutes of the 2018 Annual meeting were read and approved at the March 2018 meeting.
3. Election of Officers and reappointment of expiring term:
 - a. Commissioner Huber moved, and Commissioner Roberts seconded a motion to recommend Monique Speakman be reappointed by the Board of County Commissioners for a term to expire December 31, 2023. The Motion passed unanimously.
 - b. Commissioner Huber moved, and Commissioner Palomino seconded a motion retain the same slate of officers with Commissioner Speakman continuing to serve as Chairperson and Commissioner Palomino as Vice Chair. The Motion passed unanimously.
Note: The Executive Director serves as Secretary to the Board per the By Laws
4. Uncle Bob Foundation
Commissioner Huber moved, and Commissioner Palomino seconded a motion to adjourn as the Garfield County Housing Authority and reconvene at the Uncle Bob Foundation. The Motion passed unanimously.
 - a. The Commissioners reviewed the financial position of the Foundation, which has a modest amount in its account of \$ 2,123.95.
 - b. ED Gazunis presented a request, with advice and input by the Auditor Mike Nelson, to reactivate Uncle Bob and use its status as a non-profit in good standing. The purpose of reactivating the nonprofit will be to provide a strategy to pursue grant funding for the Homebuyer Counseling/Financial Literacy position at the authority until HUD provides financial support for this new position. Other duties of the foundation will be to provide financial self-sufficiency case management, manage and grow the down payment assistance fund, and manage the Affordable Housing program at the Authority. Commissioner Roberts moved, and Commissioner Huber seconded a motion to reactivate the Uncle Bob Foundation and move the GCHA Down Payment Assistance account to the Foundation. The motion passed unanimously.
Commissioner Huber moved, and Commissioner Roberts seconded a motion to adjourn as the Uncle Bob Foundation and reconvene at the GCHA at 11:30. The Motion passed unanimously.
5. GCHA Annual Goals and Five-year Plan: The Board reviewed the Annual Goals as presented in their agenda packets which included maintaining the Authority's status as High performer on SEMAP; Continue good management practices to ensure optimal (98%) lease/funding; Execute HAP contract and PBV for Lakota Ridge; Continue to partner with developers to create

additional low-income housing; Create a HUD authorized homebuyer/financial education program within the next 3 years; Re-create a Family Self-Sufficiency program within the next 3 years; Continue to apply for VASH vouchers as that opportunity occurs; and, Pursue the HUD Moving to Work program. In addition to these goals, the Commissioners instructed staff to add the goal of identifying additional funding opportunities for both the Authority and the Foundation.

6. 2019 Calendar Notice of Meetings
Commissioner Palomino moved, and Commissioner Huber seconded a motion to set the calendar of Board meetings for the 4th Wednesday of every month in 2019, except for December when there is no meeting, and November because of the conflict with the Thanksgiving holiday. The motion passed unanimously. The November meeting will be set at the regular October Board meeting.

7. There being no other business to come before the Board, Commissioner Hansen moved, and Commissioner Roberts seconded a motion to adjourn the Annual meeting at 12:15. The motion passed unanimously.

ATTEST: 
Monique Speakman, Chairperson

APPROVE: 
Katherine Gazunis, Secretary