

GARFIELD COUNTY HOUSING AUTHORITY

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Garfield County Housing Authority

Regular Meeting – Teleconference

June 28, 2023 -- Minutes



EQUAL HOUSING
OPPORTUNITY

1. Call to order, Roll Call, Introduction of Guests:

Monique Speakman, Board Chair, called the meeting to order at 12:12 p.m. via Zoom.

Roll Call: Commissioners Jack Palomino, Commissioner Dave Roberts, and Stephen Huber were present.

Commissioner Linda Hansen was unable to attend.

Staff present: Executive Director Cheryl Strouse

Guest: None

2. Minutes *

- a. Minutes of the May 24, 2023, Zoom (regular) meeting were previously submitted to the Board for reading prior to the meeting. Commissioner Palomino moved, and Commissioner Roberts seconded the motion to approval of the May 24th minutes. The motion passed unanimously.

3. Financial Reports

- b. *** Financials Statements.** Financial statements for May were previously submitted to the Board for review prior to the meeting. Commissioner Palomino moved, and Commissioner Roberts seconded the motion to approval of the May financials subject to audit. The motion passed unanimously.
- c. ***Accounts Payable: 4/22/2023 thru 6/26/2023.** Accounts Payable were previously submitted to the Board for reading prior to the meeting. Commissioner Roberts moved, and Commissioner Huber seconded the motion to approve accounts payable. Motion passed unanimously.
- d. **Two-year Forecasting:** Executive Director Strouse presented a two-year forecast based on realistic projections of the PUC changes. The agency has finally begun to increase HCV vouchers, and are now spending down some of the agency HUD held reserves. The staff have leased up but one of the Emergency Housing Vouchers, and all but nine of the Mainstream Vouchers.
- e. **Rental Housing Assistance:** Executive Director Strouse presented the Board with an update spreadsheet for all voucher types and Division of Housing numbers to support the Two-year forecasting.

4. Unfinished Business

- a) **Valley Senior Housing:** Executive Director Strouse reported to the Board that the agency received the final check from the Federal Mineral Leasing District, and it was deposited into the agency's money market account. The Board requested that Executive Strouse contact our Auditor to see if the funds needed to be redirected to Valley Senior Housing.
- b) **Audit:** Executive Director Strouse reported to the Board that she had not followed up with Blair and Associates to attend the June Board meeting. The Board requested that Executive Director Strouse schedule the auditor for the July Board meeting. Additionally, the Board requested that

Executive Director Strouse update them on the track record for the last three years that Blair has been conducting our audits.

- c) **VSC Lease Renewal:** Executive Director Strouse informed the Board that she had not yet had an opportunity to meet with Chair Speakman on creating a new lease for Valley Senior Center.
- d) **VMS Audit:** Executive Director Strouse informed the Board that due to changed in HUD auditor schedules the VMS audit had been pushed out for several weeks.
- e) **Executive Director's Report:** The June Executive Directors Report was previously submitted to the Board for reading prior to the meeting. No questions were posed by the Board.

5. New Business

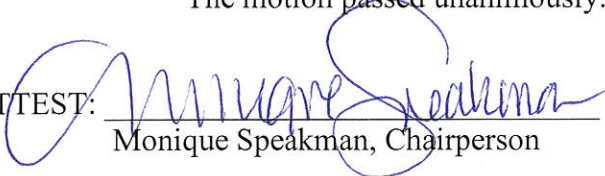
- a) **CDBG Funding:** Executive Director Strouse informed the Board that two of the Developer's that had applied for CFHA 9% tax credits with Housing Agency support had received awards. Evergreen in Rifle, and BlueLine/Archdiocese in Glenwood Springs. Executive Director Strouse expressed concern that the agency may not have enough PVB vouchers to accommodate all the vouchers developers have requested. Commissioner Roberts requested that Executive Director Strouse contact our HUD field office to inquire to the possibility of obtaining additional PVB voucher if necessary.
- b) **HOTMA Training:** Executive Director Strouse informed the Board due to HUD 2023 implementation of HOTMA, it will require updated training for Housing Specialist. Nan McKay has scheduled training in Las Vegas in September. Executive Director Strouse and Housing Specialists will be attending.

6. Other

- a) **Next Regular meeting:** July 26, 2023

- 7. **Adjourn:** Commissioner Palomino moved, and Commissioner Roberts seconded a motion to adjourn. The motion passed unanimously.

ATTEST:


Monique Speakman, Chairperson

APPROVE:


Cheryl Strouse, Secretary