

## BOARD MEETING AGENDA

Grand Junction Housing Authority  
December Board of Commissioners' Meeting

December 14, 2020 5:00 p.m.

Virtual Meeting via Microsoft  
Teams: <https://bit.ly/376e8lh>

**\*Backup call-in option: 970-245-0388 (Press # when message begins/Access Code: 223#)**

	<i>Estimated Time</i>
1. Call to Order and roll call	<i>5 Minutes</i>
2. Sendoff for Tim Hudner	<i>5 Minutes</i>
3. Welcome New GJHA Board Member, Rich Krohn	<i>5 Minutes</i>
4. Consent Agenda	<i>5 Minutes</i>
<ul style="list-style-type: none"><li>• Request adoption of Minutes for October 26, 2020 Board Meeting (attached)</li><li>• Request adoption of Notes of the Finance and Audit Committee for December 8, 2020 (attached)</li><li>• Request adoption of Notes for December 11, 2020 Executive Compensation Committee (attached)</li><li>• Request adoption of Resolution 2020-12-01 appointing Pam Francil to the Doors 2 Success Board through December 1, 2022 (attached)</li><li>• Approve Housing Choice Voucher Administrative Plan – Resolution 2020-12-02 (attached) <i>-Every five years, Public Housing Authorities are required to submit a five-year plan for the administration of the Housing Choice Voucher Program. While some small changes to the GJHA five-year plan have been enacted by the Board, there are no changes to the plan for this submission</i></li></ul>	
5. Report from the Finance and Audit Committee– Ivan Geer, Committee Chair, and Lance Lehigh, CFO	<i>45 Minutes</i>
<ul style="list-style-type: none"><li>• 3<sup>rd</sup> Quarter Financial Report (attached)</li><li>• COVID-19 funding update (attached)</li><li>• Rent Collections Update (attached)</li><li>• Rent Stress Analysis (attached)</li><li>• Ratification of emergency expenditures at Linden Memo (attached)</li><li>• Annual Bad Debt Report (attached)</li><li>• Use of funds from Ratekin Laundry Account - Board Resolution 2020-12-03 (attached)</li><li>• 2020 Budget Revisions (attached)<ul style="list-style-type: none"><li>i. Resolution 2020-12-05 Adopting Revised Consolidated Budget for Fiscal Year 2020.</li><li>ii. Resolution 2020-12-06 Adopting Revised Budget for Calendar Year 2020 for Linden Pointe LLLP</li></ul></li></ul>	
6. Linden Pointe Year 15 – Resolution 2020-12-04 (attached)	<i>30 Minutes</i>

\* If a technical issue with Microsoft Teams (as the entire US experienced Sept 28, 2020) we will open a conference call-in line to the meeting. This will **ONLY** be available in case of technical issues with the Teams Live Event

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*-Resolution 2020-12-04 authorizes the transfer of the Limited Partners' interests in Linden Pointe LLLP to GJHA and Affordable Homes LLC in addition to authorizing GJHA Officers to execute the necessary documents to effectuate the transfer. Staff will present for discussion.*

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|-----|---|------------|
| 7.  | 2021 Board Organization and Meetings Schedule, John Howe, Board Chair, Lance Lehigh CFO   | 20 Minutes |
|     | <ul style="list-style-type: none"><li>• Discuss Slate of Officers for January 2021 Election (Roster Attached)</li><li>• Appoint Committee Members</li><li>• Convening Real Estate Committee</li><li>• 2021 Proposed Meeting Schedule (attached)</li></ul>   |            |
| 8.  | Other Business  | 5 Minutes  |
| 9.  | Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and NOT involving any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. | 45 Minutes |
| 10. | Return to Open Meeting  | 5 Minutes  |
| 11. | Adjourn   |            |

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