

## MINUTES

**Grand Junction Housing Authority  
Board of Commissioners' Meeting**

**Monday, April 24, 2006  
Housing Authority Offices  
1011 North Tenth Street  
11:30 a.m.**

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### **1. Call to Order**

While waiting for additional meeting participants to arrive, Executive Director Jody Kole updated the group on Linden Pointe's irrigation system and the on-going open ditch problem. With the ditch needing to be cleaned every spring, the Agency is approached by neighbors requesting labor and shovels to help clear the ditch, to which the Agency always agrees to help. This year, the Grand Junction Housing Authority (GJHA) was approached to participate in funding an underground irrigation line, to which the response was, "funding for this type of capital improvement isn't available". However, without prior knowledge or Agency authorization, the irrigation line was buried, and the Agency received a statement for the installation costs of pipe. The dollar figure owed was based upon the number of water shares each adjoining property owner owned. In response, a letter dated April 13th and signed by Virginia Garcia, Asset Manager, was sent reiterating the Agency's position of nonparticipation (copies were distributed during the meeting).

During discussion it was also pointed out that Linden Pointe's irrigation water is drawn from the waste ditch from the north end of the property, not the primary irrigation water being addressed that comes from the south and flows north.

The Board suggested that inquiries be initiated, beginning with the Orchard Mesa Irrigation District, and that an informal "heads up" be given to the Mayor of the City of Grand Junction alerting him of possible disgruntled Linden Pointe neighbors.

The regular GJHA's April Board Meeting was officially called to order at 11:58 a.m. after obtaining a quorum via a speaker telephone. A verbal roll call documented the presence of Board Members Gabe DeGabriele, Gi Moon, and Tisha Petelo with Erin Ginter's participation over the telephone. Additional GJHA staff members included Jody Kole, Kristine Franz, Lori Rosendahl, Becki Tonozzi, and Jon Wickre.

### **2. Adoption of Minutes of March 27, 2006**

A motion to adopt the March 27<sup>th</sup> Minutes, made by Gabe and seconded by Erin, passed unanimously with the addition of documenting the meeting held with staff from United States Senator Ken Salazar's office during the National Association of Housing and Redevelopment Officials' (NAHRO) 2006 Legislative Conference (reference page number four, bullet number two of the Minutes).

**3. Resolution No. 2006-05 Approving “Calling Mesa County Home” Program Funding Application to CDOH**

With a May 1<sup>st</sup> deadline, the Grant Application to the Colorado Division of Housing (CDOH) for the “Calling Mesa County Home” Program will be submitted by April 28<sup>th</sup>. The required public hearing was held this morning, April 24<sup>th</sup>, with no community attendance. *Resolution No. 2006-05 Approving “Calling Mesa County Home” Program Funding Application to CDOH* was unanimously approved with a motion from Gabe and a second from Erin.

**4. Discuss Appointment of Individuals to Fill Two Vacancies on the Grand Valley Housing Initiatives Board**

The individuals recommended by the Grand Valley Housing Initiatives (GVHI) Board, Mr. Cal St. John, with the Bank of Colorado, and Mr. Trevor Johnson, with Alpine Bank, were appointed by the GJHA Board through the approval of *Resolution No. 2006-06 Appointment of Board of Directors for the Grand Valley Housing Initiatives* with a motion by Gabe, a second by Erin, and a unanimous vote.

GJHA Board Workshop ideas pertinent to the GVHI were presented to the GVHI Board Members at their last meeting, but due to the absence of Board President Gene Kinsey and numerous Board questions, it was determined a meeting with Gabe, Gene, Gi, and Jody would be beneficial to help clarify thoughts prior to the GVHI’s Retreat planned for May 8<sup>th</sup>. With Board concurrence, a meeting will be scheduled before May 8<sup>th</sup>.

Note: The above referenced meeting was held on May 3<sup>rd</sup>.

**5. Update on Meeting with HomewardBound of the Grand Valley Regarding the Potential Transfer of the Grand Junction Community Homeless Shelter Property**

Conversations between representatives from HomewardBound of the Grand Valley (HBGV) and the GJHA produced stunned and elated emotions from HBGV individuals, according to Erin, who along with Gabe and Jody representing the GJHA made an offer to sell the Shelter building to the HBGV.

After some discussion, GJHA Board consensus was to share the closing/transfer costs with the HBGV, and these estimated costs will be given to the HBGV Director prior to the next HBGV Board meeting. It was also noted that grant funding reporting requirements are very minimal at this time, but will be appropriately summarized if needed. Follow-up correspondence will flow through Jody.

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With the conclusion of Erin's availability via the telephone and the remaining Agenda items non-voting discussions, the quorum ended with Erin's departure at 12:12 p.m.

#### 6. **Presentation of GJHA Audit for Fiscal Year Ended September 30, 2005**

With the audit reports, *Financial Statements with Independent Auditors' Report* and the *Independent Auditors' Report on Communications with the Audit Committee*, previously distributed to Board Members for review, Becki Tonozzi, Finance Director, recapped the year's highlights, acknowledging that Linden Pointe had the greatest impact with its substantial grants and developer fees.

To the Agency staff's credit, there were no findings. Congratulations!

Staff expressed positive experiences in working with the auditors, Hawkins, Ash, Baptie & Company, and commended them on their knowledge and professionalism.

On a side note, the Board was informed of the staff's dissatisfaction with the current Linden Pointe auditors and with Board permission, would like to rebid Linden Pointe's audit work this fall.

#### 7. **Presentation of Quarterly Financial Statements for Six Months Ended March 31, 2006**

The quarterly financial presentation for six months ended March 31, 2006 began with reviewing the *Project Occupancy Analysis Report from 10-1-05 – 3-31-06*. Four projects, Capital Terrace Townhomes, Lincoln Apartments, Ratekin Tower Apartments, and Walnut Park Apartments, all showed 96% and above occupancy. The other two projects, Crystal Brook and Linden Pointe, showed 98% and above occupancy. Gi complimented the staff on an extra ordinary job in raising the occupancy rates to such a high level.

Gabe shared compliments with staff received from a Ratekin Tower tenant who enjoys everything about living at the property.

The *Summary of Cash Activity Sheet*, the *Combined Balance Sheet*, the *Combined Operating Statement*, and *Supporting Data with Balance Sheets and Operating Statements for Agency-wide Programs* were thoroughly examined.

Becki spoke to the *Summary of Cash Activity Sheet* and pointed out that larger irregularities in regular deposits and accounts payable have occurred mostly because of Linden Pointe transactions. She also noted that because of the fact that everything is so

restricted due to the U.S. Department of Housing and Urban Development (HUD) requirements, the only discretionary funds are monies in the General Fund and Lincoln Apartments

Program highlights included:

- Housing Choice Voucher Program funds are very, very tight due to the shortfall in HUD Administrative Fees and a challenge lies ahead in balancing the unit lease up numbers for both the fiscal year and the calendar year.
- HUD will be approached this year for a rent increase at Walnut Park because rents are under the market (the last rent increase was nine years ago).
- Phase I Environmental Assessment in the Demo-Dispo process is underway for Capital Terrace Townhomes.

Budget variances for Income and Expense line items on the *Combined Operating Statements* were addressed with Board questions answered.

Becki was thanked for the thorough reporting which will assist the Board with future financial decisions.

## **8. Presentation of Additional Statistical Information about Households on Waiting Lists**

Prior to the Agency's Waiting List statistical presentation, Voucher Program Supervisor Lori Rosendahl distributed an award letter from Colorado Governor Owen's office dated April 5, 2006 announcing \$905,600 in funding has been awarded for the Tenant-Based Rental Assistance "Next Step Housing" Program. Originally the "kickoff" date for this program was March 1<sup>st</sup> so State-delayed contract history and associated stumbling blocks were reviewed by Lori for increased awareness should negative feedback be received from frustrated partner agencies who have invested a huge amount of time in this endeavor.

As a follow-up to last month's Board Meeting request for further analysis of the Agency's Waiting List Statistics, two documents, *Number of Applicants and Income Per Preference Master List* and *Waiting List – April 2006*, were distributed. Lori explained how the statistics were compiled and answered Board questions. It was stressed that in the Agency's role in serving housing needs county-wide, we are only able to serve Grand Junction city residents and those that work in the city in the urban growth boundary because of the large list of qualified families with high Preference Points. For example, a family just living in the county will wait a long time, if ever, to be served because of qualifying with lower Preference Points.

**9. Other Business**

Additional Real Estate Options

Brief discussion was held pertaining to other real estate investment opportunities that might be considered.

Next Board Workshop

The third week in May is being considered for the next Board Workshop. A final date will be set after individual calendars are checked. Perhaps a representative from the City could be invited to present a better understanding of the proposed 7<sup>th</sup> Street roundabout so concerns about Ratekin Tower tenants' safety can be answered.

NAHRO Summer Conference

Gabe suggested that those attending NAHRO's 2006 Summer Conference in Denver in July might consider allocating some time to visit with and thank the foundations who have donated funds over the past several years for our various endeavors.

**10. Adjourn**

With no further business, the regular April GJHA Board Meeting was adjourned at 1:50 p.m. with a motion by Gabe, a second by Gi, and a unanimous vote.