

Windsor Housing Authority - Town of Windsor

Regular Meeting – June 24, 2010

On the 20th day of May 2010 a regular meeting of the Housing Authority of the Town of Windsor, Colorado was held pursuant to the bylaws at 1027 Walnut Street, office of the Housing Authority. Members of the Housing Authority were present as follows:

JOHN MOORE, Chairman

RICK BOWERS

BILL VOEGTLI

Also present: Kelly Mannon, recording secretary, Kirk Muhlenbruck and Jeff Feneis and Sharlet Lee from the HACOL management team.

MICHAEL DAVIS and JON SLATER, Vice Chairman were absent.

Chairman Moore read the call of the minutes, which were ordered spread upon the members.

TO: JOHN MOORE
WILLIAM VOEGTLI
RICK BOWERS
JON SLATER
MIKE DAVIS

You and each of you are hereby notified that the Secretary has called a regular meeting of the Housing June 24, 2010 at the Century III Clubhouse, 1027 Walnut Street, Windsor, Colorado for the purpose of attending such business that may come before the Board.

We the undersigned commissioners of the Windsor Housing Authority of the Town of Windsor, Colorado hereby accept service of the foregoing notice of the regular meeting, waiving any and all irregularities in such service and such notice and consent and agree that said commissioners met at the time and place mentioned for the purpose therein stated.

John Moore

Rick Bowers

William Voegtli

Mike Davis - absent

Jon Slater - absent

The meeting was called to order by Chairman Moore at 7:30 a.m. at the Century III Clubhouse.

Chairman Moore asked for the adoption of the agenda. A motion was made by Commissioner Voegtli to adopt the agenda which was seconded by Commissioner Bowers and approved unanimously.

Charlotte spoke for the Tenants Association; she said the tenants had brought up wanting a generator for the complex again. After discussion the board decided that it was not feasible due to the fact that the generator would have to be stored for long periods of time. This brought up the fact that we had previously been working on an emergency preparedness plan which should be finished and put into place. Commissioner Rick Bowers indicated that he would get that put together for the next meeting. Resident Henry Propp also spoke to the board about making the complex smoke free. The Board decided to defer this to another meeting at a later date so the topic could be researched.

Chairman Moore asked for the adoption of the minutes of May 20, 2010. A motion was made by Commissioner Bowers to adopt the minutes. The motion was seconded by Commissioner Voegtli and unanimously approved.

The board reviewed the financial statements for June which were presented by Sharlet Lee of HACOL. Commissioner Voegtli made a motion to approve the financial statements. This motion was seconded by Commissioner Bowers.

Jeff Feneis spoke to the board and let them know that he had taken over Shari's position and that he was in the process of hiring someone for Adrian's position. In the mean time Penny would be covering the office and performing the tenant recertifications. He realized that their on-site management was not up to par and would be remedied. At this time the board and HACOL management team worked out how they would be reimbursed for coverage for Kelly when she was unable to be in the office.

The board also will schedule a work session for after the 4th of July. The board requested HACOL to bring the attorney's comments and drafts of the bylaws and the SEP plan to the next board meeting. They also asked that the bereavement policy be drafted so that it could be executed at the next

board meeting.

Commissioner Voegtli brought up the fact that the work on 12D was slow to begin and that he believed that maintenance had plenty of time to get this scheduled in. He also brought up the fact that D Lawn Service still had no contract with The Housing Authority. Commissioner Moore thought that this needed to be brought up to Bill Rumley to find out what the progress was. Jeff Feneis agreed to discuss this with Bill Rumley.

Commissioner Voegtli discussed with the board the projects that are related to the grant. The valley pans in concrete will be done by the end of the month and the Asphalt hopefully by mid July. Bill indicated that he needed the asphalt specs. Commissioner Moore let Bill know that CTL will need to look at the compaction at the time of the milling of the asphalt. Commissioner Voegtli said the door opener would be in by the end of July and that the sprinkler timers would be in on Buildings 1-4 soon. He asked Kelly Mannon to call Waste Management to order another dumpster for the 6th dumpster cage.

Commissioner Bowers made a motion authorizing the secretary to prepare any required resolution to reflect action taken by the Housing Authority Board at this meeting and authorizing the Chairman to sign all such resolutions. This motion was seconded by Commissioner Voegtli and unanimously passed.

Meeting was adjourned at 9:20 am.