

**YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING  
APRIL 8, 2020**

Cole Hewitt, Yampa Valley Housing Authority Board President, called the virtual meeting of the Yampa Valley Housing Authority to order at 12:00 p.m.

Board members participating included: Catherine Carson, Cole Hewitt, Mike Beyer, Michael Buccino, Luke Carrier, Alison Brodie, Roger Ashton, Chris Slota, Tim Corrigan, Leah Wood and Michael Ann Marchand. Emily Katzman and Reid Petersen were absent.

Others participating included: Jason Peasley, YVHA Executive Director; Alyssa Cartmill, YVHA Regional Property Manager; Kevin Delehanty, YVHA Executive Assistant; and George Eck, YVHA attorney. Sarah Katherman prepared the minutes.

**EN RE: PUBLIC COMMENT**

There was no public comment.

**EN RE: BOARD MEMBER COMMENT**

Cole reviewed the process through which the meeting would be divided into two parts to mark a clear line between the YVHA Board meeting and the YVHA Anglers Enterprise, LLC managers' meeting. In response a question from Catherine, George confirmed Cole's suggestion. He added that at some point there probably should be annual meetings for each of the project-based LLCs.

**EN RE: CONSENT AGENDA**

The following items were presented on the consent agenda:

- a. Review and approval of the March 11, 2021 minutes
- b. Review and approval of the March 24, 2021 special meeting minutes
- c. Review and approval of balance write-offs for February 2021
- d. Review and approval of the check register for February 2021
- e. Review and approval of the financial statements for February 2021

**MOTION**

Chris moved to approve items a – e of the consent agenda, as presented. Mike seconded. **The motion carried unanimously.**

**EN RE: STAFF REPORTS**

Jason reported that he had been working on finalizing the audit and doing some follow-up. He said that he would be meeting with the Water & Power Authority to discuss the ramifications of missing the debt coverage ratio. He said he is also working with Chris to clean up the general journal entries, as recommended by the auditor. Jason said that the audit had been submitted to the USDA, the state, the various lenders, as well as the City and County.

Jason reported that he had also been working on some potential developments that would be discussed further during executive session. He said that they are still waiting on the City to inspect Alpenglow before the final C.O. will be issued. Jason reported that the revised entitlements package for the Anglers project had been resubmitted to the City. He said that a hearing with Planning Commission would probably be scheduled May, and with City Council in late May or early June. The goal is to close on the deal in June. OPG is closing on the property on April 15<sup>th</sup>. Jason said he has been working on securing the \$500,000 City/County contribution to the Anglers

project. Cole strongly encourage all YVHA Board members to make an effort to attend the Planning Commission and City Council hearings.

Jason said he had also been supporting La La with transition to property management.

La La reported that she had passed her real estate exam. She said that the two units at Hillside being remodeled are coming along well, and that a laundry contract had been secured. She reported that the waitlist for Hillside has grown to about 42 families. She said that she is working on scheduling upcoming capital improvement projects at the property. La La stated that Fish Creek has been pretty quiet, and that the one tenant who had been delinquent is now caught up on rent. She commended Kate's efforts. La La said that the gas meter, electric pedestal and fence projects at Fish Creek are being scheduled.

On the asset management side, La La said that she has been working on finalizing the reports, supporting OPG and conducting inspections with the investors.

Jason noted that pressure is being applied to the Post Office from various sources to get the mail delivery problem at Alpenglow solved.

In response to a question from Luke, La La said that she needs to get a few more things submitted to OPG in preparation for OPG's discussion with the investors regarding the transition of YVHA into the property management role. Jason said that ideally the transition would occur on July 1, which is the conversion date to permanent financing at Alpenglow, but that it might not happen until later. Regarding staffing, Jason said that YVHA is currently in good shape, but that they may bring on some employees from the current management company, as needed.

## **EN RE: EXECUTIVE SESSION**

### **MOTION**

Mike moved to enter into executive session in compliance with C.R.S. 24-6-402 (4) (a) (regarding the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the local public body has a personal interest in such purchase, acquisition, lease, transfer, or sale) and C.R.S. 24-6-402 (4) (e) (determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators) specific to an update on development projects.

Chris seconded the motion. **The motion carried unanimously.**

Those participating in the executive session included: Catherine Carson, Cole Hewitt, Mike Beyer, Michael Buccino, Luke Carrier, Alison Brodie, Roger Ashton, Chris Slota, Tim Corrigan, Leah Wood, Michael Ann Marchand, Jason Peasley, Alyssa Cartmill, Kevin Delehanty and George Eck. No minutes were taken.

The YVHA Board exited executive session at 12:55 p.m. No decisions were made and no minutes were taken.

## **EN RE: YVHA ANGLERS ENTERPRISE LLC OPERATING AGREEMENT**

Jason noted that the operating agreement includes a reference to the property as Sundance North Village, Lot 2, but does not include the full legal description. The document will be amended to include this additional information to properly identify the property.

**MOTION**

Mike moved to approve the operating agreement for YVHA Anglers Enterprise, LLC, as amended to include the full legal description of the property. Catherine seconded the motion. **The motion carried unanimously.**

**EN RE: RESOLUTION 2021-004 AUTHORIZING MEMBERSHIP IN OPG ANGLERS FOUR HUNDRED PARTNERS, LLC.**

**MOTION**

Chris moved to approve Resolution 2021-004, authorizing the membership of YVHA in OPG Anglers Four Hundred Partners, LLC, as presented. Catherine seconded the motion. **The motion carried unanimously.**

**EN RE: OTHER BUSINESS**

Mike stated that the Property Management Team is monitoring the staffing needs carefully, and is also working on increasing efficiency by sharing maintenance staff across properties. He also noted that the YVEA website contains a good Q & A section regarding the recent rate increase.

**EN RE: ADJOURNMENT**

The regular meeting of the Housing Authority was adjourned at 1:00 p.m.

No further business coming before the Board, same adjourned sine die.

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Sarah Katherman, Minute Taker

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Cole Hewitt, President

**BOARD OF MANAGERS OF YVHA ANGLERS ENTERPRISE, LLC**  
**APRIL 8, 2021**

Cole Hewitt called the virtual meeting of the YVHA Anglers Enterprise, LLC Board of Managers meeting to order at 1:05 p.m.

Board members participating included: Catherine Carson, Cole Hewitt, Mike Beyer, Michael Buccino, Luke Carrier, Alison Brodie, Roger Ashton, Chris Slota, Tim Corrigan, Leah Wood and Michael Ann Marchand.

Others participating included: Jason Peasley, YVHA Executive Director; Alyssa Cartmill, YVHA Regional Property Manager; Kevin Delehanty, YVHA Executive Assistant; and George Eck, YVHA attorney. Sarah Katherman prepared the minutes.

**EN RE: RESOLUTION 2021-001 AUTHORIZING MEMBERSHIP IN OPG ANGLERS FOUR HUNDRED PARTNERSHIP, LLC**

Jason noted that the resolution document included in the meeting materials mistakenly states the partnership as Alpenglow, rather than Anglers Four Hundred. The document will be amended prior to being signed.

**MOTION**

Luke moved to approve Resolution 2021-001, authorizing the membership of YVHA Anglers Enterprise, LCC in the OPG Anglers Four Hundred Partnership, LLC, as amended. Mike seconded the motion. **The motion carried unanimously.**

George suggested that a meeting of the Managers of YVHA Anglers Enterprise, LLC should be scheduled following the next YVHA Board meeting. Jason said that Kevin would work with George on scheduling meetings for the various project-based entities.

Regarding in-person meetings, Jason suggested that meetings would remain virtual until June at the earliest.

**EN RE: ADJOURNMENT**

The regular meeting of the YVHA Anglers Enterprise, LLC Board of Managers was adjourned at 1:10 p.m.

No further business coming before the Board, same adjourned sine die.

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Sarah Katherman, Minute Taker

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Cole Hewitt, President