YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING

JANUARY 8, 2026

Kathi Meyer, Yampa Valley Housing Authority Board President, called the regular meeting of the Yampa Valley Housing Authority to order at 12:00 p.m.

Board members participating included: Catherine Carson, Cole Hewitt, Lou Tortora, Mark Halvorson, , Maddie Ward, Kathi Meyer, Michael Ann LaMotte, Steve Muntean, Angelica Salinas, Shannon Doin-Landers, Scott Yeates, John Spezia, and Daniel Buri.

Others present included: Jason Peasley, Executive Director; Elliot Lawrence, Deputy Director; Alyssa Cartmill, Regional Property Manager; Sandy Jacobs, Finance Director; Emily Katzman, Grants & Project Manager; Elizabeth Hinchman, Grants Coordinator; Araceli Googins, Housing Navigator; George Eck, YVHA attorney; David Barns, Alison Brodie, Leah Wood, Andrew Heppleman, Kelly Phillips, Julia Coccaro (*Steamboat Pilot & Today*); and R. Gelling. Sarah Katherman prepared the minutes.

EN RE: BOARD INTRODUCTIONS

The new board members (Shannon, Scott, John, Daniel and alternate Dave) each introduced themselves and reviewed their backgrounds and their motivations for joining the board.

EN RE: PUBLIC COMMENT

There was no public comment.

EN RE: BOARD MEMBER COMMENT

Catherine offered that it is unprofessional and disrespectful for elected officials to call for the resignation of a staff member. She stated the importance of working together in a respectful and constructive way. She added that all personnel matters should be handled through the proper channels. Catherine also noted the need to address the prevalence of misinformation.

Steve stated that misinformation is everywhere, and was even apparent in the recent meeting with representatives and employees of OPG and Mission Rock at Anglers 400. He added that not all issues are black and white. He agreed with the need for mutual respect.

Kathi noted that two requests had come out of the recent City Council meeting: City Council and City Manager Tom Leeson would like to receive the monthly YVHA board packet, and Steve asked for the responses to

the 360 board questionnaire. Kathi said that the summary of the responses was being updated by Jess and would be distributed on Monday.

EN RE: BOARD OFFICER ELECTIONS

Kathi said that she and Lou, who were installed in their positions in July would like to continue in their current roles. Mark nominated Michael Ann for Vice-president. George asked if there was any interest on the part of other board members to be considered for officer positions. Michael Ann stated her support for the current slate of officers but thanked Mark for his nomination.

MOTION

Michael Ann moved to nominate the following slate of officers for YVHA for 2026: President - Kathi Meyer; Vice-President – Lou Tortora; Treasurer – Cole Hewitt; and Financial Officer – Sandy Jacobs. These officers will also serve as the officers for the boards of the following entities:

a. YVHA Elk River Enterprise, LLC

b. YVHA Pine Grove Enterprise, LLC

c. YVHA Sunlight Enterprise, LLC

d. YVHA Anglers Enterprise, LLC

e. YVHA Mid Valley Apartments Enterprise, LLC

f. YVHA Mid Valley Condominiums Enterprise, LLC

g. YVHA Whitehaven Enterprise, LLC

h. YVHA Property Management, LLC

Catherine (?) seconded the motion. **The motion carried unanimously.**

EN RE: CONSENT AGENDA

The following items were presented on the consent agenda:

a. Review and approval of the December 11, 2025 meeting minutes

b. Review and approval of November 2025 balance write-offs (none)

c. Review and approval of November 2025 check register

d. Review and approval of November 2025 financial statements

e. Vacation carry-over approval

MOTION

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

EN RE: STAFF REPORTS

Jason stated that a meeting with high-level representatives of OPG, Mission Rock, Jason, Elliot, Steve, Dave, Angelica would be held on January 14. This meeting will be open to the public via Zoom. Jason said that he has been working with Elliot and City staff to draft detailed questions that will be made available to OPG and Mission Rock prior to the meeting. He said that the goal of the meeting is a list of action items and verifiable standards for the management and upkeep of the properties. Jason reviewed the history of YVHA attempts to improve the management of the properties, all of which have resulted in very limited results. He expressed hope that elevating the issues would force change.

Catherine thanked Steve for ensuring that the meeting will be public and thanked Elliot for his many previous efforts to address specific problems and complaints at the properties. She offered that it was important for the YVHA board to be represented at the meeting and proposed that former board member be recruited to participate. She added that providing documentation of past complaints should be provided.

Jason noted that the standards for LIHTC projects is well below what is expected in Steamboat. He said that this discrepancy needs to be addressed, and that it may take some resources to bring the properties up to Steamboat standards. Mark reported on the disruption of cleaning services at Anglers 400. He said that cleaning has resumed once/week and that he would like it increased to twice/week.

Jason noted that a special meeting of the board has been scheduled for January 26 for a mandatory training with CIRSA, YVHA's insurer. The meeting will be held over Zoom. He said that a facilitated board retreat would be scheduled for February or March. The regular March meeting will be rescheduled to March 26 to allow time for the audit to be completed.

Elliot reviewed the operational and property updates, as detailed in his staff report included in the meeting materials. He reported that staff intends to re-send the tenant questionnaire with the goal of increasing response rates. In response to a question from Lou, Elliot said that the Property Management Team could discuss extending the questionnaire to properties not fully owned by YVHA.

Catherine stressed the importance of ensuring that the USDA subsidies continue at Hillside Village and that rents remain at their current levels. Jason said that intent is to use 4% tax credits and retain the Rental

Assistance program. He said that while there is precedent for this, it is not common. YVHA had engaged a consultant to help navigate the process.

EN RE: RESOLUTION 2026-001 – SUNSHINE RESOLUTION

MOTION

Cole moved to approve YVHA Resolution 2025-001, a resolution designating the posting places for board and committee meeting notices in accordance with C.R.S. 24-6-402(c).

Lou seconded the motion.

In response to a question from Mark, Jason confirmed that by adopting this resolution, YVHA is obligating itself to posting notices at all five listed locations.

The motion carried unanimously.

EN RE: COTTONWOODS AT MID VALLEY UPDATE

Jason reviewed the deed restriction qualification process, noting that out of the several hundred people who had initially expressed interest, 85 are in the process of being qualified to enter the lottery. Following the lottery, there is a defined process through entering into a contract to purchase and closing. Jason said that YVHA is busy with qualifying applicants and with setting up the HOA in association with Steamboat Association Management. YVHA is also working with The Agency, which is helping with the contracts and transactions. La La said that at this time, 77 applicants have been fully qualified for the lottery.

In response to a question from Catherine, Michael Ann reviewed the extended marketing and outreach plan that will include a social media component and listing the property on the MLS.

John asked about those who have not qualified under the deed restriction and why they had not. Michael Ann said that there is not a maximum asset restriction. Jason said that rather than making a hard yes or no response initially, staff has made an effort to understand specific circumstances. He said that once qualified for the deed restriction there are hard income thresholds that apply to different tiers of units. He said that applicants must work 30 hours in Routt County, with allowances for retired, semi-retired, and disabled applicants. La La added that in addition to the qualifying for the deed restriction, interested individuals/families must also be eligible for financing. She reviewed the DPA programs (through Prop 123 and through YVHA). She said that there are 11 lenders working with prospective buyers. La La noted that there is a lot of misinformation circulating about the deed restriction.

John asked when YVHA would be hiring a communications specialist. Jason said that they had made an offer that was not accepted, and that YVHA would be re-posting the position. He acknowledged the importance of the role and said that YVHA may be adding some contract-based support in the interim.

Public Comment

Andrew Heppleman stated his support for YVHA but added that it is not doing enough to take care of those living in YVHA housing. He also offered that in some cases differing versions of an issue are not created by misinformation but rather by differences of opinion.

Kelly Phillips stated that YVHA is a great organization but offered that Steamboat is a small town with higher standards. He said that local standards need to be met at all YVHA-affiliated properties.

EN RE: EXECUTIVE SESSION

MOTION

Mark moved to enter executive session in compliance with 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) and C.R.S. 24-6-402 (4) (b) (conference with an attorney for the local public body for the purpose of receiving legal advice on specific legal questions) related to the Mid Valley Partnership. Lou seconded the motion. **The motion carried unanimously.**

The board entered executive session at 1:05 p.m. No minutes were taken, and no decisions were made.

EN RE: ADJOURNMENT

The regular meeting of the YVHA Board of Directors was adjourned at 2:00 p.m.

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

Sarah Katherman, Minute Taker

Kathi Meyer, President