



Housing Authority  
of the City of Loveland

**Housing Authority of the City of Loveland**  
**April 27, 2011**

**Members Present:** Sherry Anderson, David Eikner, Zachery Sullivan, Walt Walkowicz

**Members Absent:** Sandy McFeron

**Staff Present:** Sam Betters, Rich Ekwall, Jeff Feneis, Tracy Hoff, Amy Irwin, Sharlet Lee, Moofie Miller, Bill Rumley, Tracie Thompson

**Others Present:** Annie Hall, Kirk Kearney, Adele La Riviere, Don Miller, Nicole Reeves, Jeff Schwartz, Madeline Schwartz, Marlyn Tande

**City Council Rep.:** Absent

David Eikner called the April 27, 2011 board meeting of the Housing Authority of the City of Loveland to order at 5:55: p.m.

**Reading and Approval of Minutes**

Sherry Anderson made a motion to approve the March 23, 2011 minutes. Walt Walkowicz seconded the motion. All were in favor.

**Correspondence and Statements**

Sam Betters updated the board about a resident in Estes Park who filed a claim against us. All information was turned over to Houston Casualty Insurance and we chose Sherman & Howard attorneys to represent us in the case. Sam also reported that we are exiting the partnership for the Meadows and HACOL will own it. We will do the same thing with the Lone Tree property in Estes Park in early 2012 and LHDC will own it

**Presentations**

**HACOL Q3 Financials**

Sharlet Lee summarized the HACOL Q3 financials.

**2011 Position Classifications/Salary Range/Resolution #585**

The operations committee met prior to the board meeting to review the 2011 position classification and salary ranges and recommended that the board approve them by approving resolution #585. Walt Walkowicz made a motion to approve resolution #585. Sherry Anderson seconded the motion. All were in favor.

### PBA Contract Approval for Silver Leaf I

Moofie summarized the Section 8 Voucher Project Based Assistance (PBA) contract for Silver Leaf I and asked the board for their approval. Walt Walkowicz made a motion to approve the PBA contract for Silver Leaf I and Sherry Anderson seconded the motion. All were in favor.

### Mirasol HOA Resolution #586

A resolution approving a one-time write off for Mirasol Community Association common area assessment in the amount of \$15,529. Zachery Sullivan made a motion to approve resolution #586. Walt Walkowicz seconded the motion. All were in favor.

### Development Update

#### **Mirasol Phase II**

Rich Ekwall sent out the RFP to general contractors for Mirasol Phase II. The development committee met on March 13 to interview the selected contractors. A contractor was selected but there is some due diligence that will need to take place before a contract is signed so Rich asked the board to withdraw resolution #587 until the due diligence is completed. We are also waiting to see if we are awarded tax credits. If we are not successful we will reapply in July.

### PHA Annual Plan/Resolution #588

Moofie summarized the PHA Annual Plan that will be submitted to HUD and asked for board approval of resolution #588 which approves the plan. Zachery Sullivan made a motion to approve resolution #588, Sherry Anderson seconded the motion. All were in favor.

### Strategic Plan Update

Sam Betters presented the strategic plan. Sam asked if the board was in agreement with the strategic plan and if so said that we would probably need to ask for a budget revision around September to adjust for action items that were derived from the plan. Walt Walkowicz made a motion to move forward with the strategic initiatives as presented. Sherry Anderson seconded the motion. All were in favor.

### City Council Liaison Report

None

### Other Staff/Committee and/or Commissioner Reports

Amy Irwin reported that we sold and closed a Cimerron home at Mirasol in April. Moofie reminded the board about the Loveland Chamber After Hours Event at Mirasol on May 5<sup>th</sup>. Bill Rumley completed his Masters Degree in Construction from CSU. His dissertation was a Survey on Energy Usage at Colorado Housing Authorities. With no further business to discuss, Walt Walkowicz made a motion to adjourn the meeting. Zachery Sullivan seconded the motion. All were in favor and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Tracy Hoff