

**BOULDER HOUSING PARTNERS
BUSINESS MEETING OF THE BOARD OF COMMISSIONERS
NOVEMBER 14, 2018 9:00 AM
4800 BROADWAY, BOULDER COLORADO**

Commissioner Soraci
Commissioner Levy(absent)
Commissioner Ruzzin(absent)
Commissioner Klerman(absent)
Commissioner Walker
Commissioner Harris
Commissioner Griffin
Commissioner McCord
Commissioner Yates

Jeremy Durham
Penny Hannegan
John Sarah
Rene Brodeur
Laura Sheinbaum
Karin Stayton
Jodi Bogen
Jill Angelovich
Omar Llamas

Others Present:
Dave Heistercamp, Counsel

I. Call to order and Determination of a Quorum

Commissioner Soraci called the meeting of the Board of Commissioners to order at 9:00am. A quorum was declared.

II. Public Participation

There were no members of the public who wished to speak.

III. Approval of the Minutes Agenda

Consent agenda items approved:

1. Minutes from 10-10-2018

COMMISSIONER HARRIS MOVED TO APPROVE THE MINUTES FROM 10-10-2018.

COMMISSIONER YATES SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

IV. Finance and Operations Update

Financial Report

John H. Sarah, CFO, gave an overview of the September financial statements and answered questions from the Board.

V. Business Agenda

Resolution #21: Housing Choice Voucher Administrative Plan Changes

Jeremy informed the Board that BHP had held public meetings about the Administrative Plan changes and 24 members of the public attended. The majority of the public agreed with the proposed changes.

COMMISSIONER HARRIS MADE A MOTION TO APPROVE RESOLUTION #21 AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN CHANGES. COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

Resolution #22: Housing Choice Voucher Payment Standards

COMMISSIONER WALKER MADE A MOTION TO APPROVE RESOLUTION #22 INCREASING THE PAYMENT STANDARDS FOR 2019 TO 100%-106% OF FAIR MARKET RENTS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

Resolution #23: Line of Credit to Retire Canyon Pointe Debt

COMMISSIONER HARRIS MADE A MOTION TO APPROVE RESOLUTION #23, USING BHP'S LINE OF CREDIT TO RETIRE THE CANYON POINTE DEBT. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously

2019 Draft Budget Presentation

John Sarah and Jeremy presented and answered questions regarding the proposed 2019 draft budget. The final reading of the budget will be at the December 12 Commissioner's meeting.

VI. Board Matters

Commissioner Recruitment

Commissioner McCord, representing the NPG Committee, presented the Board of Commissioner's information Sheet for prospective Board candidates. The Board is specifically interested in recruiting Board members with experience in the following areas:

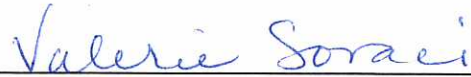
- Mental Health/Social Services
- University of Colorado
- City of Boulder k-12 Education

VII. Adjourn

COMMISSIONER GRIFFIN MADE A MOTION TO ADJOURN THE BUSINESS MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:30 AM

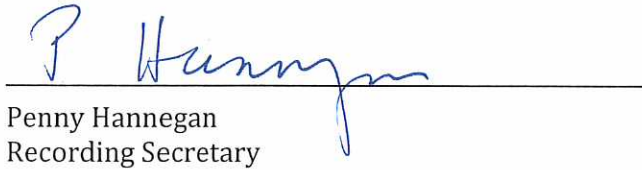
Seal
DATE: 11/14/18



Valerie Soraci,
Chairperson, Board of Commissioners
Boulder Housing Partners



JEREMY DURHAM
Executive Director



Penny Hannegan
Recording Secretary

The application for candidates will open January 2 and close February 15. BHP staff and Board will host a Meet and Greet for candidates on February 27.

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. She stated that the Council had their meeting and is excited about the upcoming holiday parties. They reviewed their Bylaws and Memorandum of Understanding (MOU) and passed the MOU. The Council will continue their review of the bylaws in January. They will have elections for the Resident Council Representatives in January.

Board Announcements

Commissioner Yates reported that City Council is engaged a number of "Chats with Council" which are open to the public. The next one will be November 14, 5:30-7:30 pm at BHP's Palo Park Community Center.

Commissioner Yates also updated the Board about discussions concerning future redevelopment plans for the Boulder Community Hospital site. Planning will continue in 2019 and deconstruction of the hospital 8.8 acres is estimated to commence two years from now.

Additions to the Agenda

There were no additions to the agenda

Future Board Items

The Board is interested in a Foundation and BHP Board get together.