

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
June 10, 2020 9:00 a.m.
Location: <https://zoom.us/j/96864318407>

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Adams	Penny Hannegan	Tim Thomas
Commissioner Bissonette	Jodi Bogen	Shelly Bobbins
Commissioner Griffin	René Brodeur	
Commissioner Levy	Laura Sheinbaum	
Commissioner McCord (ABSENT)	Tim Beal	
Commissioner Schoenfeld	Karen Kreutzberg	
Commissioner Walker	Karin Stayton	
Commissioner Wallach	Daniel Nuñez	
	Tad Amore	
	Jason Acuña	

I. Call to order and Determination of a Quorum

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:04 a.m. A quorum was declared.

8:46 of silence in memory of George Floyd and other unjustly killed Black Americans

Announcements and Other Items from the Board

There were no announcements from the Board.

II. Public Participation

The Zoom Board Meeting information was posted on the main BHP website (boulderhousing.org).

Tim Thomas, a member of the public, requested that video for Public Participation be enabled to see people's faces. Mr. Thomas inquired about the situation of people who transition out of the Housing Choice program. He also advocated for more affordable housing in the City of Boulder.

Shelly Bobbins, a resident at Foothills Community, stated that there are residents who frequently violate their lease agreements. The police department visited the community and delivered handmade facial masks; however, they were not willing to engage with residents about neighborhood issues.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from May 13, 2020

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM MAY 13, 2020.

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

IV. Finance and Operations Update

Financial Report

Jodi Bogen gave an overview of the first quarter of the financials for the organization and answered questions from the Board.

V. Meeting Agenda

Proposed Bylaw Amendment to Address Electronic Meetings

Ruth Becker introduced the proposed bylaw amendments for electronic Board Meetings. These changes would enable Commissioners to attend a Board Meeting via an on-line conferencing platform or other conferencing solution that satisfies the requirements of the Colorado Open Meetings Law.

COMMISSIONER ADAMS MADE A MOTION TO APPROVE THE PROPOSED BYLAW AMENDMENTS TO ADDRESS ELECTRONIC MEETINGS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

Open Meetings Overview from BHP General Counsel

Ruth Becker gave an overview presentation of Open Meetings to the Board.

Commissioner Schoenfeld asked for an example of an open meetings violations. Ruth explained that most violations are seen during Executive Sessions where commissioners take action on items that are not properly authorized. Executive Sessions are limited to the topic announced beforehand only.

Commissioner Levy asked about replying to emails sent by Jeremy Durham to the Board. Ruth stated that it is best practice to not reply all to those emails as this avoids potential problems.

Highlights from the 2019 Moving to Work (MTW) Annual Report

Karen Kreutzberg presented on the 2019 MTW Annual Report.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Commissioner Griffin said that at the Canyon Pointe property there is a rodent problem in the West parking lot. Traps were set and René Brodeur will follow up.

Additions to the Agenda

The Commissioners proposed changing the format of our Zoom meetings to allow public participants to be visible on camera and to disable the chat feature to better align with the structure of in-person meetings. The issue was left for BHP staff to work on and decide for the next meeting.

Future Board Items

The Commissioners discussed having a standalone meeting/retreat to discuss the Framework for Decision Making to go over the context as to why it was adopted and whether it should be revisited annually.

VII. Executive Session

COMMISSIONER LEVY MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE CRS-24-402 (4)(a) TO DISCUSS REAL ESTATE MATTERS. COMMISSIONER BISSONETTE SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:36 a.m. into Executive Session as per Colorado Statue C.R.S. 26-6-402(4)(a) to discuss Real Estate Matters.

COMMISSIONER WALKER MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALLACH SECONDED THE MOTION. The motion passed unanimously.

The Board met in Executive Session for 33 minutes at which time the only matters discussed were those related to Real Estate Matters.

COMMISSIONER WALKER MADE A MOTION FOR THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY DISCUSSED IN EXECUTIVE SESSION WITH TERMS CONSISTENT WITH THOSE DISCUSSED IN EXECUTIVE SESSION. COMMISSIONER LEVY SECONDED THE MOTION. The motion passed unanimously.

VIII. Adjourn

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

The meeting of the Board of Commissioners adjourned at 12:14 p.m.

Seal
DATE: 6/10/2020

DocuSigned by:
R. E. Harris
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R. E. Harris
Chairperson, Board of Commissioners
Housing Authority of the City of Boulder

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Jeremy Durham
Executive Director

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Jason Acuña
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Jason Acuña
Recording Secretary