

**BOULDER HOUSING PARTNERS
MEETING OF THE BOARD OF COMMISSIONERS
JULY 10, 2019 9:00 AM
4800 BROADWAY, BOULDER COLORADO**

Commissioner Soraci
Commissioner Levy
Commissioner Adams
Commissioner Klerman
(DIAL IN)
Commissioner Walker
Commissioner Harris
Commissioner Griffin
Commissioner McCord
Commissioner Yates

Jeremy Durham
Jodi Bogen
Laura Sheinbaum
Tim Beal
Karen Kreutzberg
Lyndall Ellingson
Karin Stayton
Jessica Kenney
Daniel Nuñez
Jason Acuña

Others Present:
Dave Heisterkamp
AllyCatherine Wild
Shelly Bobbins

I. Call to order and Determination of a Quorum

Commissioner Soraci called the meeting of the Board of Commissioners to order at 9:01 a.m. A quorum was declared.

II. Public Participation

AllyCatherine Wild, a resident at the Glen Willow community, stated that the renovation work at the property has been disruptive. Ms. Wild also stated that there are lease violations going on including: drugs, smoking, and undisclosed legal issues. The resident suggested that BHP try to proactively resolve issues before going through an eviction process and providing training opportunities for residents.

Shelly Bobbins, a resident at Foothills Community, said that she met with Jeremy Durham and René Brodeur regarding an increasing lack of affordability at her market rate unit. She suggested having better communication with residents and that she would like BHP to take on more responsibility regarding the landscaping of the property.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from 6-12-2019

COMMISSIONER MCCORD MOVED TO APPROVE THE MINUTES FROM 6-12-2019.
COMMISSIONER YATES 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 May financial statements on the dashboard and answered questions from the Board. Jodi stated that we will still do the full financials every quarter.

V. Meeting Agenda

Services for Seniors and People with Disabilities

Karin Stayton and Lyndall Ellingson presented on the services provided to seniors and individuals with disabilities who live at our properties as well as the partnerships we have in the community. The Resident Services Team working in these sites include Lyndall Ellingson, Sally Miller, and Amy Shoffner. The main goal is to create partnerships in the community to help residents and give them the opportunity to age in place.

The Commissioners asked if these individuals would qualify for SSI. Karin stated that not everyone would be SSI eligible; it depends on the context.

Moving To Work (MTW) Annual Plan – Check-in on 2020 Activities

Karen Kreutzberg said that the Housing Choice Team will have another focus group with participants and a few more working sessions with the Family Self Sufficiency (FSS) staff. The proposed changes would apply to the rent and escrow calculations for new FSS participants starting in January 2020. The aim is to simplify the calculations by matching the current flat tiered rent structure of BHP and have the escrow amounts be based on goals achieved. There will be the option for current participants to opt into the new program. This will eliminate confusion and resident frustration. Karen mentioned that this is a living document and changes can be made as needed.

The Board discussed having different examples of family situations and how this would affect the escrow overview.

The commissioners suggested having the option for residents to be able to check their escrow amounts online; however, that could raise issues with security and access. Another suggestion was to have more communication of what the escrow amount is through the year.

Quarter 2 Strategic Priorities Check-in

Jeremy Durham stated that this was an opportunity for the Board to ask questions or make comments regarding the second quarter of the Strategic Priorities. The commissioners mentioned that the NPG Committee gets a quarterly update.

The commissioners suggested having items carried over from one quarter to the next – possibly a yearly report on certain items that can be incorporated in this report.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Commissioner Griffin said that the Council received a grant of \$2,000 from the City of Boulder for a composter for Canyon Pointe. The Canyon Pointe construction is going well and there is good communication. Lyndall gave a report on youth and other individuals that are interested in CPR training. The interested individuals will have the opportunity to be certified.

Tim Beal facilitated a meeting with some of the residents and companies that take care of our lawns. The individual talked about the use of pesticides and organic lawns and how to maintain lawns without pesticides.

Board Announcements

There were no Board announcements.

Additions to the Agenda

There were no additions to the agenda.

Future Board Items

There were no additions to the Future Board Items.

Executive Session for Personnel Matters per C.R.S. 24-6-402(4)(f).

COMMISSIONER GRIFFIN MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-6-402(4)(f). TO DISCUSS PERSONNEL MATTERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:09 a.m. into Executive Session as per Colorado Statue C.R.S. 24-6-402(4)(f) to discuss Personnel Matters.

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

The Board met in executive session for 46 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER GRIFFIN MADE A MOTION TO APPROVE THE SALARY ADJUSTMENT FOR JEREMY DURHAM BASED ON ANNUAL PERFORMANCE DATA COLLECTED FROM SENIOR STAFF, COMMUNITY PARTNERS, AND THE BOARD OF COMMISSIONERS AND COMPENSATION DATA RECEIVED FROM COMPENSATION CONSULTANTS AT HR CERT PREP PROS INC. COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

VII. Adjourn

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

The meeting of the Board of Commissioners adjourned at 11:49 a.m.

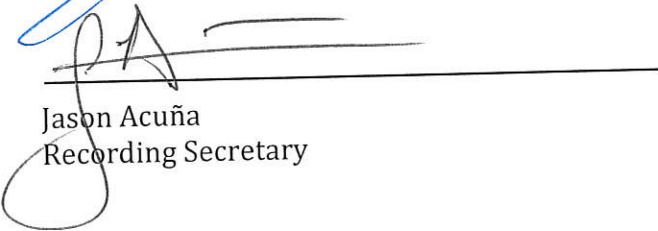
Seal
DATE: 7/10/2019



Valerie Soraci,
Chairperson, Board of Commissioners
Boulder Housing Partners



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary