

BOULDER HOUSING PARTNERS
Annual Meeting of the Board of Commissioners
April 14, 2021 9:00 a.m.
Location: <https://zoom.us/j/97617348029>

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Bissonette	Amy Machael	Cecily Wilson
Commissioner Block	Carrie Murphy	Shelly Bobbins
Commissioner Cooper	Claudia Perez-Rogero	Dave Heisterkamp
Commissioner Griffin	Daniel Nuñez	
Commissioner Joseph	Dean Rohr	
Commissioner Lord	Elisa Torrez	
Commissioner Schoenfeld	Ian Swallow	
Commissioner Walker	Jason Acuña	
	Jena Beck	
	Jessica Kenney	
	Jill Angelovic	
	Joanna Wittig	
	Jodi Bogen	
	Joshua McVay	
	Karen Kreutzberg	
	Karin Stayton	
	Laura Sheinbaum	
	Lidia Vargas	
	Lisa Vargas	
	Lujing Zhang	
	Lyndall Ellingson	
	Melissa McGinley	
	Penny Hannegan	
	René Brodeur	
	Tad Amore	
	Tim Beal	

I. Call to order and Determination of a Quorum

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:05 a.m. A quorum was declared.

II. Board Introductions

The Board of Commissioners introduced themselves to each other.

III. New Commissioner Oath of Office

Ann Cooper, Kim Lord, and Michael Block were sworn into office.

IV. Public Participation

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

Cecily Wilson, a resident at Foothills Community, praised BHP for its role in the Boulder community. Cecily expressed her wish to provide feedback as a current resident of BHP. She

requested to have a possible freeze to any rent increases for 2021 due to COVID-19.

Jeremy said that it is our hope and goal to keep our rents as affordable as possible. Jeremy stated that BHP is coming out of a one-year period where we have not raised rents. This decision was made in large part due to the fact that those directly affected by the pandemic were able to apply for rent relief that would cover potentially 100% of their rent. In order for BHP to remain fiscally responsible and cover costs that are out of our control (e.g., insurance), we have implemented a 2% rent increase.

Shelly Bobbins, a resident at Foothills Community, said that she has met with Jeremy Durham, René Brodeur, and the Board. Shelly discussed issues of rental rates at her property and turn overs of market rate tenants.

V. Officer Elections

Jeremy Durham opened the floor for nominations for the Chair and Vice Chair of the Board of Commissioners.

COMMISSIONER GRIFFIN MADE A MOTION NOMINATING DICK HARRIS AS CHAIR OF THE BOARD OF COMMISSIONERS. THE MOTION PASSED UNANIMOUSLY. COMMISSIONER HARRIS WAS ELECTED AS CHAIR OF THE BOARD OF COMMISSIONERS UNANIMOUSLY.

COMMISSIONER WALKER MADE A MOTION NOMINATING PAM GRIFFIN AS VICE CHAIR OF THE BOARD OF COMMISSIONERS. THE MOTION PASSED UNANIMOUSLY. COMMISSIONER GRIFFIN WAS ELECTED VICE CHAIR OF THE BOARD OF COMMISSIONERS UNANIMOUSLY.

VI. Committee Assignments

Commissioner Harris gave an introduction to the different Board Committees. Jeremy Durham proposed that going forward the Finance and Development Committees be open to Commissioners rather than membership based.

- Finance & Development Committee – *Non-membership based*
 - Commissioner Joseph asked if the Development Committee can be rescheduled to another time.
- Nominating, Personnel, and Governance Committee (NPG):
 - Commissioner Harris, Commissioner Griffin, Commissioner Walker, Commissioner Bissonette, Commissioner Schoenfeld
- Liaison to Boulder City Council:
 - Commissioner Joseph
- Resident Representative Council:
 - Commissioner Griffin
- Boulder Housing Partners Foundation:
 - Commissioner Walker, Commissioner Schoenfeld

VII. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from March 10, 2021

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM MARCH 10, 2021. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

VIII.Meeting Agenda

BHP Staff Introductions

- 1) Housing Choice Voucher Team/MTW – Karen Kreutzberg, Lidia Vargas
- 2) Operations – René Brodeur
- 3) Resident Services – Karin Stayton, Claudia Perez-Rogierio, Lyndall Ellingson
- 4) Property Management – Daniel Nuñez, Carrie Murphy, Elisa Torrez, Jena Beck, Jill Angelovic,
- 5) Maintenance – Dean Rohr, Joshua McVay, Lisa Vargas
- 6) Sustainability – Tim Beal
- 7) Finance – Jodi Bogen, Amy Machael, Lujing Zhang
- 8) IT – Tad Amore
- 9) HR – Penny Hannegan, Julia Arencibia
- 10) Communications – Joanna Wittig
- 11) Development – Laura Sheinbaum, Jessica Kenney, Ian Swallow, Melissa McGinley

“Who We Serve” Overview

Jeremy Durham went over the “Who We Serve” document and answered questions from the Board.

Board Governance Training

Dave Heisterkamp gave a presentation on Board Governance to the Board and answered questions.

Finance and Operations Update

Jodi Bogen gave an overview of the February 2021 financials for the organization and answered questions from the Board.

Development Process and Financing Overview

The presentation was tabled to May 2021.

Resolution #2021-3 – Refinancing Ciclo Permanent Debt

Laura Sheinbaum presented Resolution #2021-3 and answered questions from the Board.

COMMISSIONER WALKER MADE A MOTION TO AUTHORIZE RESOLUTION #2021-3 IN SUPPORT OF THE INTEREST RATE REDUCTION FROM 4.83% TO 4.50% FOR THE BONDS ISSUED TO BUILD THE CICLO APARTMENTS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

IX. Board Matters

Board Relationship Building

Jeremy Durham proposed the idea of Board Relationship Building in which Board members would be paired on a monthly basis to get to know one another. The goal would be to understand each other’s interests in housing and help facilitate the direction of the organization.

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Commissioner Griffin thanked BHP for getting providing vaccination clinics at senior sites. She mentioned that Broadway East residents talked about furniture left by the trash and that Walnut Place has bedbugs. Lyndall Ellingson went through a lot of efforts typing up notices that can be preventative efforts for residents to stop the spread. Canyon Pointe has had issues with bikes vandalized or stolen. There are cameras already in place.

The RRC is currently discussing an update to their bylaws and their next meeting is on 4/15/2021.

Commissioner Lord suggested locked bike storage for Canyon Pointe.

Announcements and Other Items from the Board

There were no announcements from the Board.

Upcoming Conference Opportunities

Commissioner Harris mentioned that there is a list in the board packet of conferences available for Board members to attend. This will be updated each month.

Future Board Items

Commissioner Bissonette asked about an annual retreat. Jeremy said that he will reach out in May to try to make something happen in the Fall if people are feeling comfortable to meet in person.

Commissioner Schoenfeld thanked Jeremy and staff for showing up and their efforts.

Commissioner Cooper thanked staff for the presentation and coming to the meeting.

X. Adjourn

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

The meeting of the Board of Commissioners adjourned at 11:37 a.m.

Seal
DATE: 4/14/2021

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 P. Acuña
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Jason Acuña
Recording Secretary