

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**June 9, 2021 9:00 a.m.**  
**Location: <https://zoom.us/j/95297315457>**

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Bissonette	Amanda Cullen	Mayra Zavala
Commissioner Block	Amy Machael	Shelly Bobbins
Commissioner Cooper (ABSENT)	Claudia Perez-Rogero	
Commissioner Griffin	Daniel Nuñez	
Commissioner Joseph	DJ Johnson	
Commissioner Lord	Ian Swallow	
Commissioner Schoenfeld	Jason Acuña	
Commissioner Walker	Jodi Bogen	
	Karen Kreutzberg	
	Karin Stayton	
	Kim Kreider	
	Laura Sheinbaum	
	Lujing Zhang	
	Natasha Pelegrina	
	Penny Hannegan	
	Tim Beal	
	Tory Livingston	
	Wendy Barinek	

**I. Call to order and Determination of a Quorum**

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

**II. Public Participation**

The Zoom Board Meeting information was posted on the main BHP website ([boulderhousing.org](http://boulderhousing.org)).

There was no Public Participation.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from May 12, 2021

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM MAY 12, 2021.**

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

**IV. Partnership Awards**

Resident Partner: Mayra Zavala  
Presented By: Claudia Perez-Rogero

We want to acknowledge Mayra Zavala for all her contributions for building and facilitating a sense of community at Broadway East Community for more than 24 months. Mayra has contributed to her community as the Grocery Program Coordinator (GPC) by providing distribution of food, masks, and cleaning supplies to all of her neighbors. Mayra is always ready to adapt to the circumstances with her caring heart. Her support and positivity has been such a bright light to everyone around

her. With deepest gratitude for her commitment to serve, we thank Mayra on behalf of Boulder Food Rescue and the rest of Boulder Housing Partners.

## **V. Financial Dashboard**

Jodi Bogen introduced the Finance Team to the Board:

- Amanda Cullen, Cash Accountant
- Amy Machael, Senior Accountant
- DJ Johnson, Account Receivable Accountant
- Katie Farmer, GL Accountant (Not Present)
- Kim Kreider, Payroll and GL Accountant
- Lujing Zhang, Senior Accountant, CPA
- Natasha Pelegrina, Financial Analyst I
- Susan Cunningham, AP (Not Present)
- Tory Livingston, Controller
- Wendy Barinek, Accounting Clerk

Jodi Bogen went over the financial dashboard for April 2021 and answered questions from the Board.

## **VI. Meeting Agenda**

### **Resolution #2021-5 – Annual BHP Audit Review**

Jodi Bogen presented Resolution #2021-5 and answered questions from the Board.

**COMMISSIONER WALKER MADE A MOTION TO APPROVE THE SUBMISSION OF THE 2020 AUDIT. COMMISSIONER BISSONETTE SECONDED THE MOTION.** The motion passed unanimously.

### **Resolution #2021-6 – Holiday, LLLP Dissolution and Merger**

Jodi Bogen presented Resolution #2021-6 and answered questions from the Board.

**COMMISSIONER BISSONETTE MADE A MOTION TO AUTHORIZE THE DISSOLUTION OF HOLIDAY COMMUNITIES, LLLP AND MERGER OF HOLIDAY VENTURES, LLC AND BHP'S OWNERSHIP INTEREST OF HOLIDAY PROPERTY INTO THE SURVIVING ENTITY; HOLIDAY VENTURES, LLL ON JULY 1, 2021. COMMISSIONER WALKER SECONDED THE MOTION.** The motion passed unanimously.

### **Resolution #2021-7 – Holiday Loan Refinance**

Jodi Bogen presented Resolution #2021-7 and answered questions from the Board.

**COMMISSIONER BISSONETTE MADE A MOTION TO AUTHORIZE BHP TO OBTAIN THE LOAN DESCRIBED HEREIN, AND FOR THE EXECUTIVE DIRECTOR OF THE AUTHORITY OR AUTHORIZED DELEGATE TO BE AUTHORIZED TO EXECUTE ALL RELATED DOCUMENTS. COMMISSIONER GRIFFIN SECONDED THE MOTION.** The motion passed unanimously.

### **Resolution #2021-8 – Project Basing Vouchers at Mt. Calvary**

Laura Sheinbaum introduced Ian Swallow, the Senior Development Project Manager.

Karen Kreutzberg gave a presentation on Tenant Based Vouchers vs. Project Based Vouchers and

answered questions from the Board.

Laura and Ian presented Resolution #2021-8 and answered questions from the Board.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2021-8, PROJECT BASING FIFTEEN VOUCHERS AT MT. CALVARY SENIOR HOUSING FOR THE PURPOSE OF PROVIDING PERMANENTLY SUPPORTIVE HOUSING FOR SENIORS EXISTING HOMELESSNESS. COMMISSIONER JOSEPH SECONDED THE MOTION.** The motion passed with seven in favor and one abstention.

## VII. Board Matters

### Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council (RRC). Commissioner Griffin said that Property Management and Maintenance will join the June RRC meeting. In the May RRC meeting, they discussed the following topics:

- The RRC discussed having handguns at the property as a lease violation. The topic of gun ownership and leases will be discussed at a future Executive Session with the inclusion of Legal Counsel.
- Residents had questions about lease violations and how BHP enforces its policies. Jeremy explained that the process begins with a discussion with the resident to resolve the issue. If this fails, then the process goes as follows: BHP delivers an Eviction Notice in writing (in English and Spanish); then a Demand for Compliance; then we meet with the resident; then a Notice to Quit is given to the resident. Commissioner Joseph asked if all of this information is provided to residents when they move in and if there are reminders. Jeremy explained that the information is included in the lease, and we do send out reminders to residents, especially if there are common issues at a community (e.g., trash is left out, smoking, etc.).
- Residents mentioned that the Spanish telephone recordings have gotten better when people call in.
- A resident thought that the number of Property Management staff had been reduced in the past year. Jeremy said that our employment ratios are better or comparable to other housing authorities.

### Announcements and Other Items from the Board

Commissioner Schoenfeld mentioned that there would be a virtual training on Inclusive Leadership for Nonprofits - Building An Inclusive Board Culture.

### Future Board Items

The Commissioners would like to see a future agenda item regarding handguns and resident leases.

Jeremy said that the Commissioners would discuss the upcoming fall Board tour and retreat, including topics, in the July Board meeting.

## VIII. Adjourn

**COMMISSIONER JOSEPH 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 10:40 a.m.

Seal  
DATE: 6/9/2021

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*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