



**The Longmont
Housing Authority**

**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
MAY 17, 2011**

1. Call to Order & Roll Call

The regular monthly meeting of the LHA Board of Commissioners was called to order at 8:35 am by Vice Chairman Anne Kear.

Members Present: Anne Kear – Vice Chairman
James Johnston, Sr.
Lynn Shirk
Darrin Anson – Chairman

Darrin Anson arrived after agenda item #4, approval of April 19, 2011 minutes.

Others Present: Michael Reis – Executive Director/Secretary
Marcia Miller – Recorder
Wendy Swanhorst – LHA Auditor
LaVonn Sonne – LHA Accountant
Kathy Fedler – City of Longmont Liaison

Members Absent: Greg Iwan

2. Agenda Revisions & Submission of Documents

- Draft 2010 Audit
- Financial for January-April 2011
- Bank Balances
- The Suites Occupancy Plan

3. Approval of Agenda – Approved

4. Approval of Minutes of April 19, 2011 – The board requested some changes and corrections to the minutes:

- Minutes of March 15, 2011 should have been approved “as amended”. Noted.
- Please make certain sections of the minutes more noticeable by bolding or double space.
- Add into the minutes when board members arrive late and what agenda items they missed or did not vote.



A motion was made to approve the minutes of April 19, 2011 with amendments/corrections. Darrin Anson was not at meeting when motion and vote took place.

Motion: Lynn Shirk

Second: James Johnston, Sr.

Approved

5. Public Invited to be Heard – None

6. Program & Project Report from Executive Director

- LHA received the 2011 Hammy Award for outstanding community partner agency from the St. Vrain Habitat for Humanity affiliate.
- The Suites – Closing was April 28. LHA hired Annie Alexander as the supportive services manager and Hudson hired Bonnie Brodie as the site manager. The first tenants to be leased up by June 1 and will be a mixture of HCV, PBV, CPWD vouchers and residents from agencies that master leased some units. Some improvements include: securing the reception area and staff offices, minor plumbing repairs and a new key card system. A public relations event will be held some time in the fall.
- Staff will be attending the Colorado NAHRO conference this week.
- Aspen Meadows Neighborhood grand opening is May 23 from 3-5 pm. LHA gave the residents at Aspen Meadows Apartments a luncheon to thank them for putting up with the construction, parking lot disruptions, etc. Refreshments will be catered for the opening and there will be guests from various governmental offices, and the regional HUD office.
- Agency trying to get funding for the “I Have a Dream” program for AMN.
- Vacancies – 1 at Aspen Meadows, Grant St. will be leased up and the other properties are full and running well.
- The City Affordable Housing Program is being dismantled. No additional funds will be going into the trust fund, an important source of funding for LHA housing activities over the past decade. Alternative funds have not been identified.

7. Review 2011 Financials

- The budget will be revisited in July at mid-year.
- Michael reviewed the current bank balances. Board will discuss Reserve funds requirements at the next retreat.
- Aspen Meadows Neighborhood came in under budget and agency needs to continue paying down the Briarwood debt.

8. Review Draft 2010 Agency Audit – Wendy Swanhorst went over the 2010 draft audit.

- The board discussed items to be added for the final draft.
- Final draft will be ready for board approval at June 14 meeting.

9. New & Old Business - None

10. Board Comments & Committee Reports

- Executive Committee meeting will be scheduled prior to June 14 meeting. Darrin Anson and Anne Kear from LHA and Eric Hozempa and Darrell Beck from LHDC.

11. Executive Session – Removed from agenda, not needed at this time.


12. Next Meeting – June 14, 2011 at 8:30 am. Agenda items include approval of the 2010 agency audit.



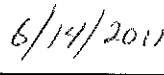
13. Adjourn – Meeting was adjourned at 10:06 am.

Respectfully Submitted,

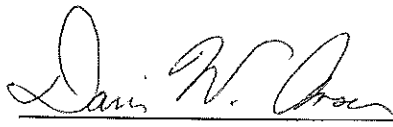
Marcia Miller



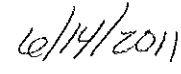
Michael Reis, Executive Director



Date Approved



Darrin Anson, Chairman



Date Approved

