

MINUTES

On the 17th day of March 2022 at 2:30PM, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session.

I. ROLL CALL:

The following members of the body attended:

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| COMMISSIONERS: | Brian Colvert, Chair John Vasilakis, Commissioner Sharon King, Commissioner Eric Phillips, Commissioner Eddie Rodriguez, Commissioner |
| STAFF: | Paul Spencer, Deputy Director |
| EXCUSED: | Trudy Harper, Finance Director Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager Valerie Switzer, Human Resources Generalist |
| ABSENT: | Jesse Spaeth, Commissioner Cathi Sullivan, Commissioner |
| VISITORS: | No visitors |
| EX OFFICIO: | Chad Wright, Secretary |
| RECORDING SECRETARY: | Katherine C. Kuchera |

II. APPROVAL OF MINUTES:

After calling the meeting to order at 2:38PM, Chair Colvert called for the motion to approve the minutes of the Regular Meeting of February 17, 2022, as presented. Commissioner King so moved; Commissioner Vasilakis seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

Ms. Fields called into the meeting and expressed concerns.

Chair Colvert called for discussion of the Consent Calendar.

IV. CONSENT CALENDAR

A. Finance/Administration

1. Combined Financials January 2022
2. Affordable Housing Projects (Managed Properties Leasing Data)
3. Loan Payments
4. Accounts Payable - Payment Detail Report

B. Operations

1. Section 8
 - a. Housing Choice Vouchers - Leasing Data

- b. Special Programs and Homeownership Program
 - 2. Asset Management
 - a. Public Housing Occupancy Report/Managed Properties Key Performance Indicators

There was no discussion of the Consent Calendar.

V. ACTION ITEMS:

Resolution 2499: Approval of Home Ownership write off accounts for month ending February 28, 2022

Chair Colvert called for motion to approve. Commissioner Rodriguez so moved; Commissioner Phillips seconded. Motion carried with unanimous approval.

Resolution 2500: Approval of account write offs for month ending February 28, 2022

Commissioner Rodriguez inquired about a large account write off in Amp 2. Mr. Spencer provided detail stating the tenant moved out owing the Authority a large amount of money. The tenant had not utilized the Rental Assistance that was available during the Pandemic and left with no notice. Commissioner Rodriguez asked if we will be able to recover any of the amount owed. Mr. Spencer stated the tenant could still complete the Rental Assistance process, but we have no way to contact her. If she were to apply to another housing authority or other landlord for rental assistance, she likely would not be eligible until the debt is paid. Chair Colvert called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Phillips seconded. Motion carried with unanimous approval.

Resolution 2501: Approval to add Commissioner Spaeth as a Signatory on bank accounts owned by the CSHA: This is for the purpose of replacing Chair Colvert as signatory due to his term of office ending. Chair Colvert called for the motion to approve. Commissioner Rodriguez so moved; Commissioner Vasilakis seconded. Motion carried with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Federal Budget:

Mr. Wright said Congress approved the 2022 Federal Budget, and while we have not received final numbers, we understand there might be increases to some programs. Mr. Wright said that some sources indicate that after this year, funding for most programs will likely be reduced, and, as we do every year, we will adjust and adapt as needed. After conducting a quarterly review, HUD should release final numbers in the next couple months.

2. Annual Audit:

Mr. Wright reminded the Board that auditors will be on site in April for testing of major programs. The Board will receive the preliminary report at the April meeting, with the final report following in June.

3. Annual Meeting:

Mr. Wright stated the Annual Meeting of the Board will precede the regular meeting in April. Due to a large turnover in commissioners (due to multiple terms ending) the members will elect a new Chair and Vice Chair.

4. HUD Visit:

The City of Colorado Springs will host a tour for members of HUD in April. Shook's Run will be included in the tour.

5. Recent Phone Meeting:

During a recent phone conversation with HUD (Denver), Mr. Wright stated the CSHA staff received compliments for their competence and for the organization being a consistent high performer.

This concluded the Executive Director's Report.

VII. EXECUTIVE SESSION:

The Board did not convene in Executive Session.

VIII. OLD BUSINESS:

Commissioner King spoke about her experience on the Board of Commissioners and expressed her gratitude to her fellow commissioners. Commissioner King served on the Board for nine years.

IX. NEW BUSINESS/OTHER BUSINESS TO COME BEFORE THE BOARD:

Mr. Wright also recognized Chair Colvert whose term also came to an end this month. Chair Colvert was presented a plaque for his ten years of service.

X. ADJOURNMENT:

At 3:05PM, Chair Colvert called for the motion to adjourn Regular Session. Commissioner Philips so moved; Commissioner King seconded. Motion carried with unanimous approval.

ERIC PHILLIPS, COMMISSIONER

CHAD WRIGHT, SECRETARY