

MINUTES

On the 18th day of January 2024 at 2:30PM, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session at 831 S. Nevada Ave., Colorado Springs, CO 80903.

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS:	Eddie Rodriguez, Vice Chair (Via call-in) Cathi Sullivan, Commissioner Jesse Spaeth, Commissioner John Vasilakis, Commissioner Laura Nelson, Commissioner Karen Anderson, Commissioner
STAFF:	Trudy Harper, Finance Director Paul Spencer, Deputy Director Patrick Hensley, Maintenance Supervisor Heather Bailey, Section 8 Supervisor Valerie Switzer, Human Resources Generalist John Gaster, IT Supervisor
ABSENT:	Eric Phillips, Chair
VISITORS:	Mr. Greer Ms. Wesley
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine Kuchera

The Body chose to have Commissioner Vasilakis chair the meeting due to Chair Phillips' absence and Vice Chair Rodriguez calling in. Commissioner Vasilakis called the meeting to order at 2:33PM.

II. APPROVAL OF MINUTES:

Commissioner Vasilakis called for the motion to approve the minutes of the Regular Meeting held November 16, 2023. Commissioner Sullivan moved so; Commissioner Anderson seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

Ms. Wesley presented questions regarding her rent. Ms. Bailey helped Ms. Wesley following the meeting.
This concluded Citizen Discussion.

Commissioner Vasilakis called for questions or comments on the Consent Calendar:

IV. CONSENT CALENDAR:

- A. Housing Project Development**
1. Modernization

- 2. Maintenance
 - a. Housing Authority Work Order Totals
- B. Finance/Administration**
 - 1. Combined Financials November/December 2023
 - 2. Affordable Housing Projects
 - a. ComCap Asset Management
 - b. Team Asset Management Managed Properties
 - 3. Loan Payments
 - 4. Accounts Payable - Payment Detail Report
 - 5. Information Technology
 - 6. Quarterly Fraud Report for third quarter ending December 31, 2023.
- C. Operations**
 - 1. Human Resources
 - 2. Intake/Eligibility Monthly Report
 - 3. Section 8
 - a. Housing Choice Vouchers - Leasing Data
 - b. Special Programs
 - c. Home Ownership Program
 - 4. Asset Management
 - a. Public Housing Occupancy Report/Managed Properties
 - b. PHAS Scoring Update

There was no discussion on the Consent Calendar.

V. ACTION ITEMS:

Resolution 2579: Approval of Account Write offs for month ending November 2023

Commissioner Vasilakis called for the motion to approve. Commissioner Spaeth moved so; Commissioner Anderson seconded. Motion carried with unanimous approval.

Resolution 2580: Approval of Home Ownership Account Write offs for month ending November 2023

Commissioner Vasilakis called for the motion to approve. Commissioner Spaeth moved so; Commissioner Sullivan seconded. Motion carried with unanimous approval.

Resolution 2581: Approval of the Sunshine Open Meeting Act for 2024

Commissioner Vasilakis called for the motion to approve. Commissioner Sullivan moved so; Commissioner Anderson seconded. Motion carried with unanimous approval.

Resolution 2582: Approval of Account Write offs for month ending December 2023

Commissioner Vasilakis called for the motion to approve. Commissioner Spaeth moved so; Commissioner Sullivan seconded. Motion carried with unanimous approval.

Resolution 2583: Approval of Home Ownership Account Write offs for month ending December 2023

Commissioner Vasilakis called for the motion to approve. Commissioner Sullivan moved so; Commissioner Spaeth seconded. Motion carried with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Federal Budget:

Mr. Wright stated that Congress still has not passed a budget, however, the date for the partial shut down on January 19, 2024, was averted by passing a Continuing Resolution that will carry into March. Mr. Wright pointed out that by the end of March, the Fiscal year will be half over; if Congress adopts a budget with a reduction in funding, the Authority will have a larger

reduction for the balance of the year due to "surplus" funding of the first six months. Discussion continued with feedback from members.

2. Commissioner Spaeth's Term:

Mr. Wright stated that Commissioner Spaeth's first term will expire this year. Commissioner Spaeth expressed his interest to continue in his service; the Board supports Commissioner Spaeth's seeking re-appointment for a second term. Mr. Wright stated the Authority will reach out to the mayor's office to begin the process.

VII. OLD BUSINESS:

There was no Old Business to come before the Board.

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

There was no New or Other Business to come before the Board.

IX. EXECUTIVE SESSION:

At 3:00PM, Commissioner Vasilakis called for the motion to adjourn Regular Session. Commissioner Sullivan moved so; Commissioner Spaeth seconded. Motion carried with unanimous approval.

At 3:02PM, Executive Session convened for the purpose of discussing time sensitive real estate and legal matters.

At 4:12PM, Commissioner Vasilakis called for the motion to adjourn Executive Session and reconvene in Regular Session. Commissioner Nelson moved so; Commissioner Spaeth seconded. Motion carried with unanimous approval.

X. ADJOURNMENT:

There being no further business, Commissioner Vasilakis called for the motion to adjourn the Regular Session at 4:13PM. Commissioner Sullivan moved so; Commissioner Anderson seconded. Motion carried with unanimous approval.

p.p *Eddie Rodriguez*

EDDIE RODRIGUEZ, VICE CHAIR

Eddie Rodriguez

Digitally signed by Edward Rodriguez
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Date: 2024.02.22 20:51:09 -07'00'

Chad Wright

CHAD WRIGHT, EXECUTIVE DIRECTOR