



**WHEAT RIDGE HOUSING AUTHORITY
MINUTES
February 22, 2011**

1. CALL MEETING TO ORDER

The meeting was called to order by Chair Brungardt at 4:00 p.m. in the City Council Chambers of the Wheat Ridge Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL

Authority members present: Cheryl Brungardt
Joseph DeMott
Janice Thompson
Katie Vanderveen

Authority members absent: Kathy Nuanes

Others present: Sally Payne, Deputy Director
Betty Maybin, Cornerstone Realty
Larry Nelson, Cornerstone Realty
Dick Matthews, WHRA Accountant
Wendy Swanhorst, Swanhorst & Company
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – January 25, 2011

It was moved by Joseph DeMott and seconded by Janice Thompson to approve the minutes of January 25, 2011 as presented. The motion carried 3-0 with Katie Vanderveen abstaining.

4. OFFICERS REPORTS

There were no officer reports.

5. PUBLIC FORUM

There were no members of the public present.

6. NEW BUSINESS

A. Audit Exemption

Wendy Swanhorst informed the Authority that Colorado law provides for an audit exemption if less than \$500,000 is received or spent in any one year. This was the case for the Wheat Ridge Housing Authority fiscal year 2010. She provided an application form to be signed by Authority members.

Dick Matthews stated that he reviewed the exemption in draft form and agreed with the numbers. He also acknowledged that the field work was done appropriately.

B. Election of Officers

It was moved by Janice Thompson and seconded by Katie Vanderveen that Cheryl Brungardt continue as Chair of the Housing Authority. The motion carried 4-0.

It was moved by Cheryl Brungardt and seconded by Janice Thompson that Katie Vanderveen be elected to serve as Vice Chair of the Housing authority. The motion carried 4-0.

C. Single Family Homes Purchase

Sally Payne announced that closings were completed on all seven Jefferson County Housing Authority (JCHA) properties on Friday, February 18th. An agreement has been entered into that provides for JCHA to manage the leases on the properties until they are ready for rehab. Two properties are vacant and will be the first to be rehabilitated. JCHA will pay relocation expenses for tenants. It will be necessary to amend the Authority's budget to reflect rental income that will result from the purchase.

Wheat Ridge 2020 and JCHA have indicated possible participation in the rehab process. Sally Payne will be meeting with both entities and will have more information for the Authority at the next meeting. Wheat Ridge 2020 would like to know what type of rehab the Authority wants to do with these properties. Authority members indicated they would like to do similar rehab work as in the past. Janice Thompson commented that she would like to see features that would accommodate people with disabilities in some of the houses. Joe DeMott commented that he would like to expand square footage on at least one house. Katie Vanderveen commented that she would like to see covered parking for each property.

D. Parfet Street Update

Sally Payne reported that CIRSA (the city's insurance provider) reviewed the notice of claim for the property on Parfet Street and came to the conclusion that there is no liability on the Housing Authority's part.

7. UNFINISHED BUSINESS


There was no unfinished business to come before the Authority.

8. OTHER


Chair Brungardt announced that the NAHRO Conference will be held May 18-20 in Breckenridge. Anyone interested in attending should contact Chair Brungardt or Kathy Field.

9. ADJOURNMENT

It was moved by Joseph DeMott and seconded by Janice Thompson to adjourn the meeting at 4:40 p.m. The motion carried 4-0.



Cheryl Brungardt, Chair



Ann Lazzeri, Secretary