



**WHEAT RIDGE HOUSING AUTHORITY
MINUTES
August 25, 2009**

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
Kathy Nuanes
Lena Rotola
Katie Vanderveen

Authority members absent: Janice Thompson

Others present: Sally Payne, Deputy Director
Larry Nelson, Cornerstone Realty
Betty Maybin, Cornerstone Realty
Jerry DiTullio, Mayor
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES: April 28, 2009

It was moved by Lena Rotola and seconded by Katie Vanderveen to approve the minutes of April 28, 2009 as presented. The motion carried 4-0.

4. OFFICERS REPORTS

There were no officers reports.

5. PUBLIC FORUM

1. Quail Square Condo Association

**Bret Baca
3761 Quail Street**

Mr. Baca stated that, as a board member, he was representing the Quail Condo Association. He stated that a majority of homeowners voted to request the ability to rent out a percentage of the properties for a certain period, perhaps five years, in an attempt to avoid foreclosures by property owners. Due to financial difficulties, he has been attempting to sell his property but finally took it off the market because it would not sell. His last offer was \$30,000 less than he paid for the unit. He is presently the only owner looking to rent his property.

Marcie Emily
Property Manager for Quail Square

Ms. Emily stated that another Housing Authority complex, Carnation Square, allows units to be leased out under the condo declarations. David Firman, attorney for the Housing Authority, advised that the declarations for Carnation Square could be amended to allow 20% of the units to be rentals providing there was 70% approval from the homeowners. She also contacted David Firman regarding similar declarations for Quail Square that would provide for 2 or 3 out of 14 units to be rented out.

Lena Rotola stated that she would prefer to see restrictions placed in rental agreements to prevent units from being rented to smokers or people with pets. Mr. Baca stated that he would not wish to rent his unit to smokers or people with pets.

Kathy Nuanes requested a copy of the homeowners board minutes where the vote was taken regarding rental units. Mr. Baca agreed to provide copies to the Authority.

Chair Brungardt advised Mr. Baca that the Authority will discuss his request and advise him of the results as soon as possible.

6. NEW BUSINESS

1. Update on 3884-3894 Parfet

Larry Nelson reported that the roof was destroyed by the storm and has been repaired. Water damage repairs at 3884 have been completed. The insurance company has refused to renew coverage on this property because of the number of claims. The owner of 3894 has obtained her own property insurance and the owner of 3884 plans to do the same.

2. Update on 3775 Allison Court

Larry Nelson announced that the last unit has been sold. The new owners will be responsible for water charges and will obtain their own property insurance.

3. 9690-9710 West 41st Avenue

Larry Nelson stated that this property is still on the market. Although favorable comments have been received from people who have looked at the property, the problem is with the price, terms of financing, and income restrictions. There is presently one sale possibility.

Chair Brungardt will make arrangements to place information about this property on the City's website as well as in the Transcript.

7. UNFINISHED BUSINESS

1. Rehab Partner

Chair Brungardt asked the Authority to consider approving Eric Stevens of Value-Builders to be the Authority's rehab partner instead of Brothers Redevelopment. Brothers is presently partnering with Lakewood, Arvada and Denver for rehab work and is therefore very busy. Further, Brothers is not able to provide emergency work.

There was a consensus that Value-Builders has a proven work ethic and has provided high quality work. They are also able to provide emergency services.

It was moved by Kathy Nuanes and seconded by Lena Rotola that the Housing Authority enter into a one-year agreement with Eric Stevens of Value-Builders to provide rehab services. The motion carried 4-0.

8. OTHER

- Betty Maybin has been approached by a duplex owner who wanted to sell to the Authority. Larry Nelson suggested it might make sense to look for single-family foreclosures to rehab. The Authority has an advantage to offer cash with a quick close.
- Kathy Nuanes stressed the importance of seeing the minutes before making a decision about rentals at Quail Square. It is also important to be mindful about changing the rules when the Authority's purpose is to provide home ownership.

Larry Nelson commented that David Firman indicated that the owner-occupied restriction could be challenged in court and found that it is too restrictive. He believed that 20% rental is a good percentage, especially with time restrictions.

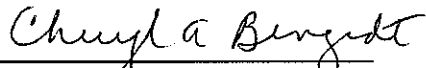
Jerry DiTullio addressed the Authority as a former member to indicate his support of allowing a percentage of rentals with a time restriction. He believed it makes better sense than having vacant properties.

There was a consensus to take an e-mail vote of the Authority after the Quail Square Association minutes are received.

- Cheryl Brungardt reported that she attended the NAHRO conference and learned that WRHA is far ahead in terms of providing energy efficient units.

9. ADJOURNMENT

It was moved by Lena Rotola and seconded by Katie Vanderveen to adjourn the meeting at 4:54 p.m. The motion carried 4-0.


Cheryl Brungardt, Chair


Ann Lazzeri, Secretary