**Minutes**

**Colorado NAHRO**

**Colorado NAHRO Board of Directors**

**Board Meeting of August 15, 2017**

1. **Welcome and Call to Order**

President Gladwell called the meeting to order at 9:36 am. As there was a quorum, the following business was transacted.

Board Members Present:

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| --- | --- | --- |
| Troy Gladwell | Dave Martens  | Don May |
| Carol McGrath | Emily Sander  | Craig Maraschky |
| Ed Talbot | Ted Ortiviz | Joan Smith |
| Lori Rosendahl | Kim Iwanski | Tammy Fischer |
| Masouda Omar | Penny Hannegan  |  |

1. **Approval of Minutes from July 27, 2017**

Don May made a motion to approve the meeting minutes; seconded by Emily Sander.

1. **President’s Report – Troy Gladwell**

President Gladwell encouraged Board Members to review the membership list to identify new opportunities to increase membership as well as general clean up. President Gladwell also expressed his commitment to reach out to key sponsors to raise awareness of Colorado NAHRO’s value.

1. **Financial Report – Carol McGrath**

Carol McGrath noted there was minimal financial activity that occurred during the month. Due to updates to the accounting system current financials were not available for review. Ms. McGrath noted with the new slate of Board of Directors, Wells Fargo is requesting a Board Resolution authorizing the signatories for the Colorado NAHRO Board of Directors. The Board Resolution removes previous signers from past terms and adds President Troy Gladwell, Vice President Ted Ortiviz and Treasurer Carol McGrath as authorized signers.

Tammy Fischer moved the motion to approve the Board Resolution, seconded by Craig Maraschky and all in favor.

1. **Old Business Updates**
2. **Membership Services VP Vacancy**

Dave Martens contacted Daniel Murray from the Eagle County Housing Authority to determine his interest in replacing Jill Klosterman as VP of Membership Services. Daniel is interested and will be a great candidate to represent the western slope and fill the vacancy. Pursuant to the bylaws, the vacancy needs to be filled by a vote of the Board of Directors. A motion was made and seconded and everyone voted in favor of having Daniel take over the VP Membership Services position.

1. **DOH Developer’s Working Group**

President Gladwell will reach out to DOH to arrange a time to meet.

1. **Colorado Legislative Update – Craig Maraschky**

A meeting with Housing Colorado’s Legislative Committee has been scheduled for September. Updates will be shared as made available.

President Gladwell may need to testify on behalf of Colorado NAHRO Board for the City of Lakewood City Council regarding a recent proposal to limit growth to 1%, expected to go to the vote of the people. Tami Fischer would like to draft language for the Colorado NAHRO Board to adopt and vote electronically prior to end of August. Tami Fischer noted Metro West Housing Solutions is actively identifying organizations to be part of the advocacy.

Don May asked if Colorado NAHRO Board members visit NAHRO’s advocacy website to submit letters of support. NAHRO is targeting 2500 letters for support of the LIHTC program. The next topic is the capital fund followed by budget - www. Nahro.org/nahro-advocacy.

President Gladwell asked if the advocacy link could go out to the NAHRO Board and its membership to take action. Dave Martens indicated he is planning to send a broadcast to the members to take action.

1. **2017 Colorado & MPNAHRO Joint Profit Sharing – Dave Martens**

The financials for the Vail conference is being finalized. Net profit is approximately $30K to be split between Colorado NAHRO and Mountain Plains. Once reconciliation is complete a check will be issued. Tami Fischer asked if the profits should be spilt according the hosting state’s effort to make it more equitable. Dave Martens noted currently the states settled on a 50/50 spilt to cover overhead. The conference and membership dues are key to covering organizational expenses.

1. **2018 CONAHRO Site Selection. Vail Marriott, May 14-18, 2018, $125 Run of House**

Dave Martens updated the Board that the earlier dates have been confirmed pending finalizing the contract with Marriott.

1. **2018 MPRC Conference Site Selection Discussion**

North Dakota and South Dakota are hosting the 2018 conference but a location has not been determined yet.

1. **Membership List and Dues**

Dave Martens will send the membership list to the Membership Services Committee to be updated. Dave Martens asked if Board Members could also review and suggest new organizations to pursue. Martens also noted that we need to create a program if we want to recruit new members from our corporate partners. Ted Ortiviz asked if research could be done to see what other chapters are doing in terms of membership dues.

There was discussion regarding Colorado NAHRO’s role in attracting corporate sponsors and identifying value drivers for those sponsors. President Gladwell will work on a framework and present the Colorado NAHRO Board with recommendation regarding next steps.

**VII. New Business**

Penny Hannegan joined the meeting at 10:35 am.

1. **Advocacy Toolkit Rollout Presentation – Kim Iwanski**

1. <http://www.conahro.org/advocacy-and-messaging-toolkit.html>

Kim Iwanski gave an overview of the advocacy toolkitand offered background. The toolkit was created as a mechanism to ensure members to deliver a consistent message, while having access to statistics, and a power point presentation that are customizable. There is also a spreadsheet summarizing various strategies by audience type to be used by members.

Lori Rosendahl asked if the Benefit Library could also include a category for Education.

There was Board discussion regarding access to better data for homeless population and how local organizations such as DOH, Colorado Coalition for the Homeless, etc. could help provide data points. Some suggestions by the Board included communicating to stakeholders the risk of not taking action to address affordable housing as well customizing statistics using local data when available and linking national reports at the NAHRO website. The Colorado NAHRO Board will use the tools as a test for their upcoming presentation and share their feedback at the next Board meeting.

1. **Housing Colorado MOU**

Dave Martens reviewed the changes that needed approval by Colorado NAHRO Board. Colorado NAHRO has provided Housing Colorado with $7K in annual contributions in the last few years to support state lobbying efforts and in exchange Colorado NAHRO receives a seat on their legislative committee. A couple of other areas the MOU is expanding the relationship is access to their mailing lists and promoting the annual conference among other items. Housing Colorado will receive a complimentary membership for Colorado NAHRO, and complimentary registration at the annual conference. Tami Fischer moved to approve the motion, seconded by Lori Rosendahl. The MOU was approved unanimously by the Board.

1. **Australia Study Exchange Sponsorship**

The Australia Study Exchange is being replaced with the annual conference in Kuala Lumpur, Malaysia. Some sponsorship to NAHRO Board Members planning to attend will be made available.

1. **National NAHRO Committee Reports/Business**

Lori Rosendahl noted that during last week’s call updates were shared on budget issues and there will likely be cutbacks. Pending legislation regarding public housing funding could negatively PHAs.

Ted Ortiviz updated the Board regarding the upcoming elections, which will get underway on October 2nd – 24th. The ballots will open at 7:30 am on October 2nd. Member must have an active membership to vote. Each individual also must have their own login and password to vote. Dave Martens will do a broadcast email to communicate the details with the members.

CR&D – Ted Oritiz – a RAD toolkit is being put together in the near future to be shared with members.

Other updates included the Colorado Futures report funded by the Piton Foundation and Gary William Communities. Adams County was the pilot that was done two years ago. The report is available on Piton Foundation’s report. A link to be added on the NAHRO website.

Emily Sander left the meeting at 11:17 am.

**VIII. Meeting Schedule**

Dave Martens confirmed the next Board Meeting will take place on September 19th at 9:30 am.

**Other business**

Penny Hannegan at Boulder Housing Partners (BHP) asked for best practices to work with local county commissioners. Commissioner Handbook of NAHRO has recommendations. NAHRO Board Members will share their practices with BHP and also consider this as a topic for a future Board meetings.

Executive Director performance review best practices was another topic to consider for a future Board meeting. Ed Talbot talked about Jefferson County’s Heading Home report to address homelessness. The county is interested in forming some linkage with Colorado NAHRO. President Gladwell asked Ed Talbot to send information to review to determine if it should be a topic.

**IX. Adjournment**

As there was no other business to conduct the meeting adjourned at 11:25 am.