**Minutes**

**Colorado NAHRO**

**Colorado NAHRO Board of Directors**

**Board Meeting of November 5, 2014**

AGENDA ITEM 1: INTRODUCTIONS, ROLL CALL:

President, Tami Fischer, called the meeting to order at 10:09 a.m. As there was a quorum, the following business was transacted.

 Board Members Present:

 Tami Fischer Lori Rosendahl Dave Martens Ann Watts Carl Musso Kimball Crangle Duane Hopkins Brian Miller Jennifer Eby Craig Maraschky Betsey Martens Wayne Taunton

 Don May Ted Ortiviz

Guests:

 Luanne Beard, Pueblo HA

AGENDA ITEM 2: APPROVAL OF MINUTES:

***Don May moved to approve the minutes of the July 31, 2014 Board meeting. Craig Maraschky seconded the motion. A few changes were indicated and have been added to the minutes that are posted at*** [***http://www.conahro.org/board-minutes.html***](http://www.conahro.org/board-minutes.html) ***. The minutes were approved unanimously.***

AGENDA ITEM 3: President’s Report:

* Tami amended the agenda to include a discussion of the Regional Commissioner’s Training license. Dave Martens explained that MPRC submitted a proposal to NAHRO to create a regional licensing program since many states in our region are too small to afford a state license, which is the only option currently available. NAHRO has drafted a new program that still needs BOG approval. Duane Hopkins explained the new program allows regions to purchase an annual license based on the number of HUD registered Housing Authorities in a region. Pricing is based on $10 per agency with a $750.00 minimum. CoNAHRO is currently paying $750 per year for its license which is up for renewal this fall. It was agreed that CoNAHRO needs to find out if the region plans to do a license before we renew our state license. Tami led a discussion about the need to get ED’s to commit to getting their commissioners to the training. Betsey Martens requested that we de-couple the training from the annual conference so that commissioners can attend regular sessions at the conference. Dave Martens will follow up with MPRC to find out their status and communicate the outcome to the Board so that we can make a 2015 licensing decision and put together a training schedule.

AGENDA ITEM 4: Financial Report:

**YTD Financial Report**– Carl Musso presented the financial statement for year to date as of 10/31/14. Reviewed by the Board were the following statements:

* Balance Sheet as of 10/31/2014 with 12/31/2013 balance for comparison
* Annual budget comparison to 10/31/2014
* Member listing for 2014 dues as of 10/31/2014

As of 10/31/2014, Colorado NAHRO has a recognized gain of $29,883.83, with a cash balance of $74,747.12

Also reviewed was the Colorado NAHRO Membership Dues as of 6/30/2014 with a total collected of $19,685.81.

Carl then presented a draft 2015 Operating Budget. It was agreed that we will include conference income and expense line items based on the conference budget that Dave Martens prepares.

***Don May moved for approval of the financial report and budget with the above change, Kimball Crangle seconded the motion, all approved.***

AGENDA ITEM 5: Old Business

* Affordable Housing Summit Event – Ismael Guerrero, who could not attend the meeting, reported that there is talk of doing the event on February 6th or 13th. HUD Secretary Castro has been invited to keynote. We need to find out if this can be a Housing America event.

AGENDA ITEM 6: New Business

* Tami added an agenda item- Housing Colorado Legislative Committee. HC requested a clarification about how CoNAHRO will participate on the HC Legislative Committee. Do we want to formally designate someone from CoNAHRO to fill a seat on the committee? Don May suggested we need to redefine what the role of the representative is and consider finding an alternate who can participate if the main representative is unable to do so. Don May will get with Dave Martens to go over the job description. Kimball Crangle indicated an interest to participate. Need to also offer the alternate position to members. The group agreed that the logical representative to the committee should be the VP Legislative (Stella Madrid). Don will reach out to Stella to discuss issue.
* Tami also requested that we put the Housing Colorado MOU for 2015 on the agenda for next meeting. We should also consider inviting HC reps to come to speak to the Board.
* Board/ Leadership Recruitment- Tami indicated that she has reached out to Chris Scaeffner, Littleton HA E.D., Chad Wright, Co. Springs HA E.D., Willa Willaford, Boulder County Deputy E.D., and invited them to participate on the Board and at meetings. Tami challenged Board members to recruit someone from their agencies to start participating so that the same people are not always doing the work.
* Election of Officers- An election committee for the 2015 Board elections was established consisting of past Presidents Betsey Martens, Craig Maraschky, and Don May.
* AFFH Assessment Tool Comment and Letter- Jennifer Eby outlined some of the issues relating to the proposed tool including increasing administrative burden. Dave martens summarized what Julie Brewen and Ed Talbot are recommending: that CoNAHRO submit a comment letter to HUD prior to the November 25th deadline; that the same letter go to other HUD officials and congressional representatives; that CoNAHRO members are provided with the letter and asked to also comment to HUD in order to bolster the number of respondents; that MPRC be informed of our approach and encouraged to pursue a similar plan regionally. ***Betsey Martens motioned to approve the proposal, seconded by Don May, all approved.***
* Regional Scholarship Funds Committee- The group discussed what could be done about reducing the pressure for CoNAHRO leaders to contribute to both the CoNAHRO Educational Scholarship fund and the Regional Scholarship fund. The idea of making an annual contribution of $250 to the regional fund from monies collected at the CoNAHRO conference was discussed. ***Betsey Martens motioned that $250 of the CoNAHRO annual educational scholarship fund be donated to MPNAHRO. Brian Miller seconded the motion, all approved.***
* 2015 Educational Scholarships-Dave Martens will get with Jill Klosterman to discuss getting the 2015 Scholarship Program organized.
* Advocacy Intern Program-Dave Martens provided an update on the activities of the MPNAHRO Advocacy Intern Committee who are looking for a host agency that would provide an intern with an office space, training, and ongoing supervision. The group agreed that the level of support required for an intern was more than any of the meeting participants were willing to commit at this time. Dave will report this to MPRC and will be sending out a similar request to regional leadership to see if there is anyone who wants to host.
* Statewide Advocacy- The group agreed that a plan for 2015 Advocacy needs to be developed by CoNAHRO and that the following issues should be put on the agenda for our December meeting: Advocacy event in DC in March; 2015 Legislator of the Year; how to reach out to Senator Elect Gardner; and a possible 2015 recess event.
* Sustainability Program Update- Dave Martens presented a report on the progress of our Sustainability Program that he prepared in conjunction with Ed Talbot. The Board supports the continuation of the program with reasonable enhancements.
* National Reports- Committee reports from the NAHRO conference in Baltimore in October were forwarded to the Board before the meeting. Don May added that LegNet has a sign on letter for the support of LIHTC that he will forward to Dave Martens for broadcast to membership.

AGENDA ITEM 7: State Committee Reports

* Housing- Wayne Taunton reported that DHA is working on a transitional plan for the elderly at DHA.
* Community Development- Jennifer Eby reported, in addition to AFFH issues already reported on, that Dr COG was evaluating whether to form a an educational committee to focus on regional affordable housing issues.
* Professional Development- Nothing to report from Ann Watts.
* Member Services- Jill Klosterman absent.
* State Legislative Update- Stella Madrid absent.

AGENDA ITEM 8: Staff Report

* 2015 Conference Site Selection- Dave confirmed that we are contracted to do the 2015 conference on May 11-15 at the Pueblo Convention Center and that the Pueblo HA is excited to participate as the host agency.
* 2014 Poster Contest- Dave reported that an Aurora Housing Authority resident was selected as one of the months for the NAHRO “What Home Means to Me” poster.
* 2015 Poster Strategy- Dave reported that NAHRO wants state winners to go to a regional judging in 2015 instead of being sent directly to national. The group agreed that we could do the contest judging at the May conference and send the winners to regional for the regional conference.
* Website - Dave Martens asked the Board to review the current website and send him any suggestion for improvements and any updates that should be posted

**The next meeting** will take place on Thursday December 11th, from 10 am to 12 pm at Metro West Housing Solutions in Lakewood.

**The meeting was adjourned at 12:00 pm.**