**Minutes**

**Colorado NAHRO**

**Colorado NAHRO Board of Directors**

**Board Meeting of December 18, 2018**

**9:30 – 11:00 am**

1. **Welcome and Call to Order**

President Gladwell called the meeting to order at 9:30 am. As there was a quorum, the following business was transacted.

Board Members Present:

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| Troy Gladwell | Lori Rosendahl | Daniel Murray |
| Ed Talbot | Craig Maraschky | Carol McGrath |
| Duane Hopkins | Corey Reitz | Zach Guerin |
| Tami Fischer | Wendy Hawthorne | Emily Sander (phone) |
| Massouda Omar | Peter LiFari | Ted Ortiviz (phone) |

1. **Approval of Minutes from September 18, 2018**

Tami Fischer made a motion to approve the meeting minutes; seconded by Zach Guerin. All in favor.

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

Troy mentioned attending the Denver Housing Authority 50th Anniversary Gala on December 12th.

1. **Financial Report**
2. **YTD Financials-** Carol McGrath reported that the cash balance of all accounts is $85,739 through November 11, 2018. YTD income is $173,097 against expenses of $174,331.

Tami Fischer motioned for approval of the financial report, seconded by Craig Maraschky, all approved**.**
3. **2019 Operating Budget-** Dave Martens presented a draft 2019 Operating Budget. The main discussion revolved around whether it was time to raise membership dues. After discussion, Tami Fischer motioned and Duane Hopkins seconded a motion to raise dues 10% in all membership categories. Ted Ortiviz objected to raising dues without a sub-committee first convening to provide an explanation of why a dues increase is necessary. More discussion centered on the fact that we had not had an increase since 2012 and that a 10% increase was not excessive or unaffordable. It was agreed that an increase should be accompanied by an explanation of member benefits.

Troy Gladwell called for a vote on the motion to increase dues by 10%.Everyone was in favor of the increase except Ted Ortiviz and Ed Talbot who voted against the measure.

Duane Hopkins then motioned to approve the 2019 Operating Budget with a 10% increase to the Dues Income line Item. Tami Fischer seconded the motion. All approved.
4. **Old Business Updates**
5. **DOH Developer’s Working Group – Troy Gladwell**

Troy indicated he would send out a Development Construction Cost Analysis.

1. **2019 Conference Updat**e- Dave Martens presented an update on the progress of the 2019 conference planning committee. He reported that “More Than a Roof” was selected as this year’s conference theme. National NAHRO Participation was discussed and Dave will do some outreach to the CEO, President and candidates to see if they are interested in attending. Dave reported that the sponsor program had been sent out to prospective contributors and that he had already received commitments in excess of $10,000. There was also a discussion of whether to do another “Leadership Summit” similar to the successful 2018 event. It was agreed to do a least a session and lunch session to give leaders an opportunity to gather and network. Dave mentioned that the Colorado Coalition of the Homeless is working on the Homelessness Track. Dave also asked for some input and help working on the Housing Development Track. Peter LiFari and Craig Maraschky agreed to help organize a Housing Development session.
2. **Colorado Legislative Update – Craig Maraschky –** Craig reported that the State Legislature is still in recess. Craig will send out regular updates which he encouraged Board members to read and respond to. There was some discussion related to whether Colorado NAHRO should continue to support the Housing Colorado state lobbying effort with its annual $7000 contribution. It was agreed that we should continue. Dave will invite Elena Wilken, the new Director of Housing Colorado to the January Board meeting.
3. **Outreach Coordinator- Troy Gladwell**

Troy reported that they are still working on evaluating the hiring of an Outreach Coordinator. Peter LiFari would like to come up with a value proposition and return on investment analysis. Troy and Peter will meet to discuss and report back.

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1. **Rural Housing Authority Engagement –** This item was skipped and will be revisited at the next meeting. The issue of creating a Board position for Jody Kole was briefly discussed and Lori Rosendahl indicated that she would check with Jody to gauge her current interest.
2. **Proxy Representation at Board Meetings-** Dave Martens reviewed the idea that had been discussed at the September Board meeting and indicated that it would require an amendment to the bylaws. The Board directed Dave to come up with language for review at a future meeting.
3. **Travel Scholarship Policy/ Procedure**- Dave reported that the Travel Scholarship policy ratified by the Board in September will be posted on the CoNAHRO webpage in January. There was a request to send the policy to NAHRO as they were interested in our program.
4. **Commissioner’s Training**- Tami Fischer reported on behalf of Joan Smith (absent due to travel) that March 8 has been set as the date for the Commissioner Summit and that final agenda and webpage items were being prepared. The Summit will take place at Red Rocks Community College. CoNAHRO is being asked to cover the cost of providing a NAHRO Commissioner Handbook to each participant. Dave will get with Joan to discuss this further.
5. **Educational Scholarships-** The 2019 Educational Scholarship application is completed and will be posted on the webpage in January. Three $1000 scholarships are available and the due date is April 30th.
6. **Enhanced Educational Scholarship Program-** Dave will work on this and report back at a future meeting.
7. **Unit Survey Results-** Already covered in the earlier dues discussion.
8. **New Executive Director Quarterly Gatherings-** New Directors will get together at the May conference.

1. **New Business**
2. **Senator Bennett’s Eviction Issue-** It was clarified that Bennet is really focusing on the issue of providing adequate representation and legal funds for people facing evictions.

Peter Lifari suggested that we do a session on Evictions at the annual conference.
3. **Meeting Schedule**

Dave will send out a new batch of meeting invites for 2019. The next meeting will take place on Tuesday, January 15th at 9:30 am at Metro West.

**VIII. Adjournment**

As there was no other business to conduct the meeting adjourned at 11:08 am.