**Minutes**

**Colorado NAHRO**

**Colorado NAHRO Board of Directors**

**Board Meeting of September 19, 2017**

1. **Welcome and Call to Order**

President Gladwell called the meeting to order at 9:35am. As there was a quorum, the following business was transacted.

Board Members Present:

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| --- | --- | --- |
| Troy Gladwell | Dave Martens     | Daniel Murray |
| Carol McGrath | Emily Sander       | Craig Maraschky |
| Ed Talbot | Duane Hopkins | Ismael Guerrero |
| Lori Rosendahl | Alisa Wilson | Corey Reitz |
| Masouda Omar | Julie Brewen (via phone) |   |

1. **Approval of Minutes from August 15, 2017**

Craig Maraschky made a motion to approve the meeting minutes; seconded by Ismael Guerrero.

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

President Gladwell reported that he attended the Colorado Mountain Housing Coalition (CMHC) Conference in Mt. Princeton Hot Springs earlier in September. The conference caters to rural and small housing authorities in mountain communities. They informed Troy that they want to keep doing the conference but could possibly use some help from Colorado NAHRO in organizing the event. CMHC currently has $20,000 in assets. There was discussion about exploring the possibility of combining the CMHC conference with the annual CONAHRO conference and providing them with their own track. Troy indicated he will get with Dave Martens to explore a strategy going forward and would report back to the board on this issue.

Troy then offered the floor to Lori Rosendahl who wanted to discuss a recent issue in which the Veterans Administration informed her that they are not accepting any new VASH vouchers. Other agencies indicated similar communications with the VA. After discussion, it was agreed to further document the communication from the VA and then elicit the support of Congressional Representatives (Perlmutter and Coffman) to help address the issue.

 Masouda Omar joined the meeting at 9:40 am.

1. **Financial Report – Carol McGrath**

Carol McGrath reported that as a result of the conversion Quicken figures do not reconcile. A reconciliation will take place before entering the August data in Quicken. Overall, the figures do reconcile to the cash on hand.

Dave Martens shared an update regarding the 2017 Colorado and MPNAHRO Joint Profit Sharing. Net profit totaled $37K, which will be spilt equally with MPNAHRO, leaving $17.5K for CONAHRO.

1. **Old Business Updates**
2. **DOH Developer’s Working Group - Julie/Troy**

President Gladwell stated that a meeting will be arranged with DOH staff in the near future to discuss the existing underwriting process LIHTC projects. The goal of the meeting would be to improve communication and gain a better understanding of DOH’s underwriting criteria post LIHTC award.

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

No major updates to report at this time. Housing Colorado and other stakeholders will determine in the near future if they will pursue an extension of State LIHTC in this legislative round in light of the upcoming governor’s election.

A copy of Housing Colorado’s Legislative Committee meeting minutes was circulated electronically to CONAHRO Board Members.

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

Update was shared as part of the Financial Report**.** The final profit for the 2017 Vail Conference is $34,291 and will be split with Mountain Plains NAHRO.

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

Due to budgetary constraints with some of the smaller states there has not much discussion regarding the 2018 Mountain Plains Regional Conference. At the 2017 conference 85% of the attendees were from Colorado. Dave Martens will share an update as available regarding next steps with the CONAHRO Board.

1. **Membership List and Dues**

President Gladwell shared some analysis conducted to increase membership dues and corporate sponsorship dollars as part of funding an outreach coordinator position. Questions from the Board included the value proposition for the members and sponsors in exchange for higher contributions and whether higher fees would cannibalize the income stream generated through the conference currently. As next steps, suggestion was made to consider engaging a consultant to meet with key stakeholders and offer recommendations to Colorado NAHRO.

1. **Sponsor Industry Partner Membership Program**

Dave Martens reported that he had researched what other regions and states are doing in terms of a sponsor membership program. Most of the other regions offer an affiliate membership for companies for a low annual price averaging around $100-$200. Most of these memberships are non-voting memberships. CoNAHRO currently offers a Corporate Partner membership for $200 and a “Non-Profit & Affiliate” membership for $85.00. None of the regions or states researched had an aggressive corporate membership program charging higher rates for added benefits.

1. **Advocacy Toolkit – next steps**

Dave Martens shared an update on behalf of Kim Iwanski was not at the meeting. Additional refinements will be made to the toolkit based on Board feedback, including data gathering. The update will be shared at a future Board meeting.

**Lakewood Anti-Growth Ordinance**

Troy Gladwell presented a Resolution on behalf of the CONAHRO Board in opposition of the recent “No Growth” Initiative in Lakewood.

The was a motion and a second to approve the resolution (did not record the names of the motioners). Alisa Wilson and Masouda Omar abstained.

Dave will copy the Resoulution to letter for President Gladwell’s signature and distribution.

**VII. New Business**

1. **IRGE Committee Sponsorship – Julie**

An update will be shared at next month’s Board meeting.

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

Housing - Lori Rosendahl

Pam Patenaude was confirmed by the US Senate as HUD Deputy Secretary. She brings strong housing knowledge. Not much movement in Washington on key housing issues. No one has been nominated for HUD Region 8 Administrator yet.

1. **Sharing Best Practices – Penny Hannegan**

An update will be shared at next month’s meeting since Penny was not at the Board meeting.

**VIII. Meeting Schedule**

**IX. Adjournment**

As there was no other business to conduct the meeting adjourned at 10:59 am.