



820 Black Bear Road, Unit G-17
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**SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING**

July 10, 2023 @ 1 PM

Via Zoom	ID#: 484.178.1222	PW: SMRHA2023
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I. CALL TO ORDER

II. PUBLIC DISCUSSION

No more than five minutes per person.

III. REVIEW OF AGENDA

IV. APPROVAL OF MINUTES

June 5, 2023

V. WORKSESSION ITEMS

Review of SMC Fees - Courtney McEleney

Review of Mid-Year Budget - Courtney McEleney U ^ D Z ,

Personnel Discussion X W } š v š] o Æ • • Courtney McEleney, SMRHA

VI. ACTION ITEM

Approval of Personnel Discussion - Courtney McEleney, SMRHA

VII. MANAGER REPORT

VIII. OTHER BUSINESS

IX. ADJOURN

NEXT SCHEDULED MEETING

August 7, 2023

1 PM

This agenda is subject to change including the addition of items or the deletion of items at any time. The lengths of discussions may be shorter or longer, at the Board's discretion. If you are planning to come speak to a matter, let the SMRHA Manager know by calling 970-728-3034, ext. 4.



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SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING MINUTES
MONDAY, JUNE 5, 2023 @ 1 PM

The following Board Members were present via Zoom:

- Lance Waring, San Miguel County Commissioner
- Mike Bordogna, San Miguel County Manager
- Scott Robson, Telluride Town Manager
- Adrienne Christy, Telluride Town Council Member
- Pamela Shifrin, At-Large Board Member

The following were also in attendance via Zoom:

- Courtney McEleney, SMRHA Manager
- Douglas Tooley, Community Member

I. CALL TO ORDER

The Regular Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on June 5, 2023 at 1:03 p.m.

II. PUBLIC DISCUSSION

Mr. Tooley provided public comment. Mr. Tooley stated SMRHA should have more involvement in development of projects on top of enforcement.

III. REVIEW OF AGENDA ITEMS

No additions or subtractions of the Agenda were considered.

IV. APPROVAL OF MINUTES

Upon motion by Pam Shifrin and seconded by Scott Robson the meeting minutes of May 1, 2023 were unanimously approved.

V. WORKSESSION

Review of SMC Compliance - Courtney McEleney, SMRHA

McEleney discussed the differences between the 2021 and 2023 San Miguel County Compliance forms. Board members made a couple of suggested changes to the form.

Review of Applications - Courtney McEleney, SMRHA

The Board was supportive of moving the San Miguel County Covenant Deed Restricted application online and reducing the amount of addendum items required to apply.

VI. MANAGER REPORT

SMRHA Manager reviewed the Manager Report.

VII. ADJOURN

Upon motion by Mike Bordogna and seconded by Scott Robson, the Regular Meeting of the San Miguel Regional Housing Authority (SMRHA) Board was adjourned by Lance Waring on June 5, 2023 at 1:48 p.m.

SMC Collected Fees	January 1, 2023 - June 30, 2023
Rental Application Fees	\$90
Purchase Application Fees	\$55
1% Admin Fee	\$44,671
Compliance Fines	\$19,000
	\$63,816
.75% Transportation Fee	\$30,733

San Miguel Regional Housing Authority

	Budget FY 2023	Budget thru 06/30/23
Funding		
Housing Voucher Program	16,000	7,812
San Miguel County	109,065	109,065
Town of Telluride	109,065	109,065
Total Funding	234,130	225,942
Expense		
Payroll Expenses		
Position 1	82,000	41,000
Postion 2	52,000	27,226
PERA	19,738	10,180
Medicare	1,945	951
SUTA	402	157
Health Insurance	34,176	18,426
Worker's Comp	300	384
Total Payroll Expenses	190,561	98,324
Operating Expenses		
Accounting Software	1,020	0
Advertising	3,000	132
Auditing Services	6,200	0
Cleaning Services	1,530	1,102
Computer Software/Hardware	5,000	3,663
Conference Training	1,500	120
Copier Lease & Maintenance	1,751	2428
Dues & Memberships	0	0
Insurance	3,000	2423
IT Services	1,500	600
Legal services	5,000	0
Misc. Expense	500	124
Office Supplies	500	900
Outreach	900	0
Payroll Expenses	2,000	1463
Postage	500	183
Rent	5,568	4012
Telephone	4,200	1795
Travel	2,000	0
Website	3,000	2492
Special Projects	5,000	195
Total Operating Expenses	53,669	21,632
Total Expenses	244,230	119,956
	(10,100)	



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MANAGER REPORT

July 10, 2023

- **SMC:**
 - New listing: 528 Society Dr.
 - 2 properties under contract - closings in Sep/Oct
 - In progress: Compliance. SB/Aldasoro deadline July 12, LH begins July 13
 - Moving to online applications
 - Updated Covenants and LUC

- **TOT:**
 - 2 July closings
 - 1 pending Notice of Violation
 - Continued tenant compliance

- **DOH:**
 - Scheduling inspections for July & August

- **Trainings**



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SAN MIGUEL REGIONAL HOUSING AUTHORITY 2023 BOARD MEETINGS

1 P.M.

(unless otherwise noted)

Via Zoom	ID#: 484.178.1222	PW: SMRHA2023
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January 3 - CANCELED

February 6

March 6

April 3 - CANCELED

May 1

June 5

July 10

August 7

September 5

October 2

November 6

December 4

The Meeting Dates and Times are subject to change as are the Agendas, including the addition of items or the deletion of items at any time. If you are planning to come speak to a specific matter, please let the SMRHA Manager know by calling Courtney at 970-728-3034, ext. 4.

Packet materials are available from the San Miguel Regional Housing Authority by contacting the SMRHA Office no later than 24 hours prior to the meeting.