



820 Black Bear Road, Unit G-17
P.O. Box 840, Telluride, CO 81435
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SAN MIGUEL REGIONAL HOUSING AUTHORITY

REGULAR MEETING

October 7, 2024 @ 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**
September 3, 2024
- V. WORKSESSION**
Review At-Large Board Member Submissions - All
Review Revised 2025 Draft Budget - Courtney McEleney
COLOTRUST Funds Discussion - Mike Bordogna
- VI. ACTION ITEM**
Approval of 2025 Budget. Motion.
- VII. EXECUTIVE DIRECTOR REPORT**
- VIII. ADJOURN**

NEXT SCHEDULED MEETING

Monday, November 4, 2024

1 PM



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SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 3, 2024 @ 1 PM

The following Board Members were present via Zoom:

- Lance Waring, Commissioner, San Miguel County
- Mike Bordogna, Manager, San Miguel County
- Zoe Dohnal, Town Manager, Town of Telluride
- Geneva Shaunette, Council Member, Town of Telluride
- Pamela Shifrin, At-Large Board Member

The following were also in attendance via Zoom:

- Courtney McEleney, Executive Director, SMRHA
- Jarrod Biggs, Assistant County Manager, San Miguel County
- Bryce Young, Community Member
- Elaine Demas, VP Operations, Telluride Foundation

I. CALL TO ORDER

The Regular Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on September 3, 2024 at 1:02 p.m.

II. PUBLIC DISCUSSION

No public discussion was provided.

III. REVIEW OF AGENDA ITEMS

No changes or additions were made to the Agenda.

IV. APPROVAL OF MINUTES

Upon motion by Pam Shifrin and seconded by Zoe Dohnal, the minutes of the August 5, 2024 regular meeting were approved unanimously.

V. WORKSESSION

Telluride Foundation Housing Assistance Fund – Elaine Demas

Elaine Demas reviewed the new Telluride Housing Assistance fund and upcoming financial request associated with the 2 year pilot project.

Review of At-Large Board Member Description – Courtney McEleney

The SMRHA board reviewed the at-large board member description from 2022 and made suggested edits. The volunteer positions will be available in mid-September.

Review of 2024 Draft Budget – Courtney McEleney

SMRHA Executive Director reviewed the draft budget. Suggested changes were recommended.

VI. ACTION ITEM

Approval of 2025 Budget

Staff was advised to adjust the proposed 2025 Budget and present the changes at the October 2024 board meeting. No action was taken on this item.

VII. EXECUTIVE DIRECTOR REPORT

Courtney McEleney reviewed the Executive Director report including a San Miguel County and Town of Telluride update as well as an update on the Housing Needs Assessment, Housing Voucher program and upcoming educational priorities.

VIII. ADJOURN

The Regular Meeting of the San Miguel Regional Housing Authority Board was adjourned by Lance Waring at 2:26 p.m. on September 3, 2024.

From: [Christina Lambert](#)
To: [Jarrod Biggs](#); [Mike Bordogna](#); [Courtney](#)
Subject: FW: Board Position Interest
Date: Friday, September 27, 2024 10:39:36 AM

-----Original Message-----

From: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov> On Behalf Of

Sent: Friday, September 27, 2024 10:29 AM

To: hr@sanmiguelcountyco.gov

Subject: Board Position Interest

Good Morning,

My name is Chandler Davis, and I am writing to express my interest in the board member position.

I am currently a resident of a deed-restricted home here in Telluride, and I believe I am well-qualified for this role. My firsthand experience navigating the SMRHA process, combined with my work as a licensed Real Estate Broker with LIV Sotheby's International Realty, has provided me with a strong understanding of the local housing landscape. Additionally, my prior background in Affordable Housing Development in Miami, FL, further enhances my ability to contribute effectively to this position.

I look forward to the opportunity to discuss my qualifications further. Please feel free to contact me if you have any questions or need additional information.

Best regards,
Chandler Davis

From: [Christina Lambert](#)
To: [Jarrod Biggs](#); [Mike Bordoqna](#)
Cc: [Courtney](#)
Subject: FW: San Miguel Regional Housing Authority interest in board membership
Date: Tuesday, September 17, 2024 5:19:01 PM

FYI

-----Original Message-----

From: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov> On Behalf Of Mike Cusack
Sent: Tuesday, September 17, 2024 4:39 PM
To: hr@sanmiguelcountyco.gov
Cc: [REDACTED]
Subject: San Miguel Regional Housing Authority interest in board membership

Greetings,

I am Mike Cusack. My wife, Cathy, and I live in the retirement home we designed and built seven years ago, at 21029 Highway 145, Placerville, CO 81430. I am a retired, degreed Semiconductor Design Engineer. Cathy is a retired, degreed Adolescent Probation Officer and a degreed Interior Designer.

This is the second time we have lived in San Miguel County. We also lived here during the time period of 1999-2001. During this time, while I worked for Tellski as Lift Maintenance Manager, and Cathy worked in Reservations at the Peaks Resort, we designed, built, and lived in a home also along the San Miguel River, just upstream from our present home. Its address is 21049 Highway 145, Placerville, CO 81430.

Together, we have owned 23 homes, in San Diego, Lemon Grove, Encinitas, and Ramona, California, and Boise, and Haley, Idaho (suburb of Sun Valley), in addition to the two in San Miguel County. We have designed, built, and lived in six homes, including those two here, in San Miguel County. I am very aware of the housing and employment issues that exist here and am keen to be involved in helping devise and implement solutions to mitigate the problems, by providing employment, transportation, and affordable local housing to those folks who wish to call this wonderful place their home. I think that we can create a living/working environment that accomplishes what is so, so needed to be done!

Please consider my interest in being involved on the San Miguel Regional Housing Authority board.

Sincerely,
Mike Cusack

[REDACTED]

Sent from Mike's iPad

From: [Christina Lambert](#)
To: [Mike Bordoagna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: FW: SMRHA Board Applicant
Date: Tuesday, October 1, 2024 8:18:46 AM

From: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov> **On Behalf Of** Pat Pelisson
Sent: Monday, September 30, 2024 2:06 PM
To: hr@sanmiguelcountyco.gov
Subject: SMRHA Board Applicant

Christina,

I am writing to apply for the open board seat on the San Miguel Regional Housing Authority. My wife, Maureen, and I celebrate 24 consecutive years as full-time locals in town next month. In 2010 we were fortunate enough to be selected in the housing lottery at Gold Run and in the spring of 2011 we moved into our new home and love it every day.

Maureen is the Associate Publisher at the Telluride Daily Planet and I have been employed with Telluride Properties since 2001. I became a full-time licensed real estate broker in 2005.

During that time I have devoted myself to helping locals find and afford housing. I served on the Board of Directors for The Telluride Association of Realtors for approximately 12 years, I was President of the Board in 2016 and named Telluride Realtor of the Year in 2017.

During my time on the Board, I served as the Chairperson for the First Time Homebuyer's Assistance Fund for approximately seven years. The fund helps first-time homebuyers in the region with closing costs and other fees associated with buying. When Virginia Placer opened we decided to expand the reach of the fund and help locals with moving expenses and other fees related to renting.

I have great respect for the current board and staff and think I would make a great addition.

Thank you for your consideration,

Pat Pelisson


From: [Christina Lambert](#)
To: [Mike Bordogna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: FW: SMRHA Board Member Opening
Date: Tuesday, October 1, 2024 6:33:23 PM

From: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov> **On Behalf Of** Sarah Stogner
Sent: Tuesday, October 1, 2024 12:45 PM
To: hr@sanmiguelcountyco.gov
Subject: SMRHA Board Member Opening

Hi Christina,

Below please find my letter of interest in one of the two open SMRHA Board positions:

To Whom It May Concern,

I am writing to express my interest in joining the SMRHA Board. I live in a deed-restricted home at 22 W. San Bernardo Drive Unit B, which I purchased in September of 2020. Prior to that, I owned a free market home in Rico for 13 years. I have also worked in the real estate industry since 2001, first as a licensed assistant to a broker who has since retired, then as the Business Manager for Telluride Real Estate Corp. from 2014-2024, and now full circle to once again joining a broker team at Telluride Properties.

I have extensive knowledge and experience in both the free-market and deed-restricted housing markets, as well as a long-standing history as a working local. I have served as the administrator for multiple LLCs over the last 25+ years, both in the construction sector and the real estate industry. In addition to a degree in Finance, Investments and Banking, I also have decades of accounting and bookkeeping experience, including preparing and reviewing financial statements such as profit & loss reports, budgets and balance sheets.

I am eager for the opportunity to contribute to what I feel is one of the region's most important and pressing issues, that of affordable, local, workforce housing.

Respectfully submitted,

Sarah Stogner



From: [Christina Lambert](#)
To: [Mike Bordogna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: FW: SMRHA Board Members
Date: Friday, September 27, 2024 10:40:54 AM

FYI

From: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov> **On Behalf Of** John Henry
Sent: Friday, September 27, 2024 10:11 AM
To: hr@sanmiguelcountyco.gov
Subject: SMRHA Board Members

Dear SMRHA Board,

I am writing to express my interest in the open position on the San Miguel Regional Housing Board. As a resident of a deed-restricted home in our community, and a 5 year local, I have an understanding of the challenges and opportunities that our housing policies present. I believe my experiences and insights can contribute positively to the Board's mission.

Living in a deed-restricted home has given me a unique perspective on the importance of affordable housing and the need for thoughtful planning in our region. I am passionate about creating solutions that ensure our community remains vibrant and accessible for all residents. My background in real estate and mortgage lending has equipped me with the skills necessary to collaborate effectively with diverse stakeholders.

I am particularly interested in addressing issues related to the sustainability and development of further deed restricted housing in the area. I believe that by working together to come up with unique solutions, we can develop innovative policies that not only meet immediate needs but also promote long-term sustainability and inclusivity in our housing landscape.

I am excited about the opportunity to serve on the San Miguel Regional Housing Board and to help ensure the future of our community's housing policies. Thank you for considering my application. I look forward to the possibility of discussing how I can contribute to this important work.

Warm regards,

--

John Max Henry



From: [Christina Lambert](#)
To: [Mike Bordogna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: FW: SMRHA Community Volunteer
Date: Monday, September 23, 2024 11:47:53 AM

FYI

From: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov> **On Behalf Of** Lee Shea Betten
Sent: Monday, September 23, 2024 11:14 AM
To: hr@sanmiguelcountyco.gov
Subject: SMRHA Community Volunteer

Hello, Christina!

Lee Shea Betten here. I am reaching out to send along my interest in the SMRHA Community Member Volunteer position.

I am a 10yr Telluride resident, 8 yr deed-restricted home owner. I would be happy to sit on the SMRHA Board for a 2 yr term.

I enjoy giving back and look forward to contributing to the SMRHA community.

Please let me know if I can provide any additional information, (917) 593-7990.

Thank you,
Lee Shea

From: [Christina Lambert](#)
To: [Mike Bordogna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: Fwd: SMRHA Board Member Application
Date: Sunday, September 29, 2024 10:15:30 AM

Christina R. Lambert

She|Her|Hers ([why pronouns matter](#))

Human Resources Director

San Miguel County

Post Office Box 1170

333 West Colorado Avenue, 3rd Floor

Telluride, Colorado 81435

O :: 970.369.5471

C :: 970.708.8687

<https://www.sanmiguelcountyco.gov>

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San Miguel County is committed to providing equitable access to our services and communications. To request an accommodation or modification, please call 970-728-4382, or email accessibility@sanmiguelcountyco.gov

----- Forwarded message -----

From: **Jade Rose** [REDACTED]
Date: Fri, Sep 27, 2024 at 11:24 AM

Subject: SMRHA Board Member Application

To: <hr@sanmiguelcountyco.gov>

Hello,

I'm a long-term resident of Telluride. My grandparents bought two houses here in 1961 and our family have been here every summer since. I've lived here year-round since 2017. I have a child in school here in town which adds to the roots I'm sending into the ground here. I recently managed to buy a piece of deed-restricted land in Aldasoro and I love what San Miguel Housing Authority is doing. I am currently in school full-time (online) to get a master's in social work and I'm looking forward to eventually building on my land and digging my roots deeper here in town. I have a vested interest in affordable housing, and I'm very interested in helping with the good work this program is accomplishing. I also offer twice weekly by-donation tea ceremony for the public and have done so for years. I feel dedicated to being of service to this community.

Thanks for considering me for the board position.

From: [Christina Lambert](#)
To: [Mike Bordogna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: Fwd: SMRHA board
Date: Sunday, September 29, 2024 9:51:14 AM
Attachments: [image001.png](#)

Christina R. Lambert

She|Her|Hers ([why pronouns matter](#))

Human Resources Director

San Miguel County

Post Office Box 1170

333 West Colorado Avenue, 3rd Floor

Telluride, Colorado 81435

O :: 970.369.5471


C :: 970.708.8687

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----- Forwarded message -----

From: Sean Keenan 

Date: Fri, Sep 27, 2024 at 3:55 PM
Subject: SMRHA board
To: hr@sanmiguelcountyco.gov <hr@sanmiguelcountyco.gov>

Hi Christine-

My name is Sean Keenan, and I would like to apply for one of the open SMHRA Board seats. I am the Operations Specialist for the Telluride and Mountain Village branches of Citizens State Bank. I do not presently own deed restricted property in San Miguel County, but CSB owns two employee condos in the transfer building and is buying a Meadowlark Condo and thus we have a vested interest in seeing SMRHA succeed.

I have lived in the area since September of 1990 almost exclusively in Telluride. Your husband Scott taught my son, Conor Keenan, who graduated from THS in 2013. I did own a Fairway Four from approximately 1996-2000 (1996 is when Conor was born) and had a brief stint in a house in Lawson Hill but have mostly rented in Telluride for nearly 30 years before purchasing a tiny Telluride Lodge condo in 2019 where I reside with my wife. As both an employee and employer I understand many of the issues facing our community regarding our housing crisis and would like to be a part of finding solutions by being a Board Member.

Please consider me for one of the open Board Seats. As a long- time community member and Operations Specialist for a bank with two local branches, I think I would be a great fit. Let me know your thoughts and my next steps.

All the best,

Sean Keenan

Operations Specialist, Citizens State Bank

Direct: (970) 729 – 8199 ext 514

215 W San Juan Ave Unit C-2 | PO Box 3260 | Telluride, CO 81435

From: [Christina Lambert](#)
To: [Mike Bordogna](#); [Jarrod Biggs](#); [Courtney](#)
Subject: Fwd: SMRMA
Date: Sunday, September 29, 2024 9:51:51 AM

Christina R. Lambert

She|Her|Hers ([why pronouns matter](#))

Human Resources Director

San Miguel County

Post Office Box 1170

333 West Colorado Avenue, 3rd Floor

Telluride, Colorado 81435

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----- Forwarded message -----

From: **Michael Metz** [REDACTED]

Date: Fri, Sep 27, 2024 at 12:06 PM

Subject: SMRMA

To: <hr@sanmiguelcountyco.gov>

Christana, This is Mchael Metz. I would love to be on the Housing Authority Board. I am a 27 years current owner of a deed restricted property. My phone number is 970-729-1910. Thanks

LETTER OF INTEREST FOR SMRHA BOARD MEMBER

██████████ | ██████████ | 147 S Tomboy St – 3A, Telluride, CO 81435

10/1/2024

SAN MIGUEL REGIONAL HOUSING AUTHORITY
820 Black Bear Rd. G-17, PO Box 840
Telluride, CO 81435
(970) 728-3034
hr@sanmiguelcountyco.gov

Dear SMRHA,

Hello, my name is Bryce Young, not to be confused with the recently benched NFL quarterback of the Carolina Panthers. I am very interested in joining the SMRHA Board to continue to be involved and serve in the community and surrounding areas. Below is a list of relevant experience and skills to be able to contribute to the board.

- 16 full time years lived in Telluride
- Have purchased and currently reside in a deed-restricted condo, attended First Time Homebuyers Class, utilized the and went through the difficult process of being middle class and qualified for a deed-restricted loan at a local bank
- Have 100% occupancy rate for renting out the second bedroom of my condo to a deed-restricted qualified person for all 7 years of ownership, and am well versed on the rules and regulations to be able to do so
- Have worked full time in both the tourist/service industry and non-tourist industry in recent years and have great perspective on the differences of both and how they fit into the SMRHA structure
- Extremely active in the community and involved with many groups such as the following: Telski Ski & Snowboard Club Coach, Younglife Youth Leader, Parks and Rec Little League Umpire, Men's Softball (Team Captain, Coach, Pitcher), Umpire for Men's and Women's Softball, Small Business Owner storing boats and RVs for Telluride residents, independent IT Consultant for assorted Telluride Business', and Telluride Dart League Champion!

I look forward to an opportunity to work and serve with all members of the SMRHA and to help shape the future, in all fairness, for all those who seek to work and live in the Telluride area. Thank you for your time and consideration.

Sincerely,

Bryce Young



September 27, 2024

Ryan Markey
580 Society Drive
Telluride, CO 81435

To: San Miguel Regional Housing Authority

Re: Board Member Letter of Interest

To whom it may concern,

I am a county deed restricted housing owner-occupant and local financial professional seeking to join the SMRHA Board. I have lived in Telluride for nearly six years and have owned in Lawson Hill for four years. My family and I chose to live in Lawson Hill on two other occasions prior to purchasing our home and therefore have broad personal experience with the processes of the SMRHA.

In my close to six years in Telluride I have made innumerable connections with aspiring and existing local homeowners; first through my work as a loan officer at Alpine Bank and more recently in my work as an insurance agent at Latitude Insurance. Since 2021, I have been a board member of the Trust for Community Housing, an organization that provides grants to first-time home buyers and renters in need of move-in assistance. Additionally, I am a past Lawson Hill POA board member, a past treasurer of the San Miguel Resource Center, and the current treasurer of Mountain Sprouts Preschool.

I've had a curiosity in affordable housing for a decade, having been a part of projects as a banker and real estate developer in New Mexico prior to my time in Telluride. I say curiosity because to say that it's a passion wouldn't quite be accurate; I haven't given up on better paying professions to commit myself to the cause. But, in a world where I didn't have to worry about earning enough income to remain in Telluride, a career of developing and managing affordable housing projects would highly appeal to me. As that world hasn't manifested at present, the best I can do is to express my interest in joining the SMRHA Board and through that position provide my insights into the local market and share my experience with other methods of affordable housing administration.

Sincerely,



Ryan Markey

ANNA WILSON

104 SHORT CT.
TELLURIDE, CO 81435

SEPTEMBER 23, 2024

SAN MIGUEL REGIONAL HOUSING AUTHORITY BOARD
820 BLACK BEAR RD 6-17
TELLURIDE, CO 81435

Dear Ms. Lambert,

I am writing to express my strong interest in serving on the Board of the San Miguel Regional Housing Authority. With a robust background in real estate leadership, I am committed to advancing housing solutions that foster community and inclusivity.

As the current President of the Telluride Association of Realtors, I am passionate about supporting initiatives that enhance property accessibility while maintaining the integrity of our local market. As a Board Member of the Two Rivers Homeowners Association, my role has given me insights into community needs and the importance of responsible development. Additionally, as an owner of a deed-restricted home in Two Rivers, I have a personal stake in the evolution of our housing landscape.

I am eager to leverage my experience to drive impactful decisions that support sustainable housing policies and empower our community.

Thank you for considering my candidacy. I look forward to the opportunity to contribute to the mission of the San Miguel Regional Housing Authority.

Sincerely,

Anna Wilson

Re: SMRHA board position

Hi,

I'm reaching out to express my interest in joining the SMRHA Board. My name is Matthew Allen and I have been a full time resident of Telluride and San Miguel County for over 37 years. I built one of the first homes in the first deed restricted neighborhood of San Bernardo and have lived there full time for over 27 years.

I moved to Telluride in 1987, the day after I graduated from college and have seen a lot of changes and the transition of the area from rather unknown corner of the San Juans to well known resort community. I have first hand experience with the development and history of the County deed- restricted neighborhoods in San Bernardo, Lawson Hill, and Aldasoro. I have worked full time in Telluride for over 37 years in the construction industry. I am an architect, builder and carpenter, with land planning experience and a knowledge of the County Land Use Code. I am a small business owner and understand many of the needs of small businesses to survive in our community.

I would like to be involved in the planning and ongoing evolution of our local workforce housing programs. We have such an amazing community and are lucky to live in such a beautiful and safe environment. We have struggles with the lack of available lands for local development, but we have momentum and community support on our side. I have experience working on boards (past San Bernardo HOA board member and ran our Design Review Board for 10 years). I feel I can bring a long-term local working person perspective to the board and also a knowledge of the original deed restricted programs and the perspective of those who built their own homes on a vacant deed restricted lot. I also bring the perspective of a local small business owner. Hope to be working with you soon keeping our most awesome community housed and hopeful!

Thank you for your consideration!

Matthew Allen

cell

office

Email:

**San Miguel Regional Housing Authority
Comparison FY 24 & FY 25**

	YTD 06/30/24	2024 Budget	2025 Budget	DRAFT
Funding				
Section 8	9,070.00	16,000	16,000	
San Miguel County	109,065.00	109,065	120,000	
Town of Telluride	109,065.00	109,065	120,000	
Reserves			22,605	
Total Funding	227,200.00	234,130	278,605	
Expense				
Payroll Expenses				
Position 1	42,820.00	85,280	96,980	
Position 2	30,188.63	58,240	60,320	
PERA	11,547.20	19,738	23,245	
Medicare	1,067.00	1,945	2,500	
Health Insurance	17,922.00	36,000	40,000	
Wellness Stipend	2,700.00	3,400	3,400	
SUTA	84.00	350	350	
Worker's Comp	200.00	450	450	
Total Payroll Expenses	106,528.83	205,403	227,245	
Operating Expenses				
Accounting Software	540.00	1,080	1,080	
Advertising	0.00	3,000	3,000	
Auditing Services	0.00	6,200	6,200	
Cleaning Services	690.00	1,530	1,530	
Computer Software/Hardware	1,509.00	3,750	3,000	
Training	867.08	2,000	1,500	
Copier Lease & Maintenance	1,060.00	1,751	1,500	
Dues & Memberships	0.00	0	0	
Insurance	3,000.00	3,000	3,000	
IT Services	300.00	500	500	
Legal	740.50	5,000	5,000	
Misc. Expense	0.00	300	300	
Office Supplies	266.41	500	500	
Outreach	0.00	900	500	
Payroll Expenses	1,027.24	2,750	2,250	
Postage	194.66	500	500	
Rent	1,983.00	7,932	11,000	
Telephone	2,000.00	4,000	4,000	
Travel	0.00	1,500	1,500	
Website	2,180.60	3,500	3,500	
Special Projects	797.04	2,500	1,000	
Total Operating Expenses	17,155.53	52,193	51,360	
Total Expenses	123,684.36	257,596	278,605	

Reserves Left: 32,395



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E-mail: admin@smrha.org Web: www.smrha.org

EXECUTIVE DIRECTOR REPORT

October 7, 2024

- **SMC**
 - 2 new Intent to Sells
 - 1 October closing in Pinion Park

- **TOT**
 - 1 new Intent to Sell
 - 2 October closings

- **Housing Needs Assessment**
- **Education**
 - Compliance Presentation
 - Homebuyer Education