



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

REGULAR MEETING

December 1, 2025 @ 1:00 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

November 3, 2025

V. WORKSESSION

Ordinance to Adopt 2026 Budget

2026 Board Meeting Dates

VI. EXECUTIVE DIRECTOR REPORT

VII. ADJOURN

NEXT SCHEDULED MEETING

January 5, 2026

1 PM



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EXECUTIVE DIRECTOR REPORT

December 1, 2025

- **SMRHA**
 - Database improvements, ongoing
- **SMC**
 - Reversion process support
- **TOT**
 - Compliance for Town Ownership units December 1 – 21, 2025.
 - Lottery for two units to begin January 5, 2026. Information session December 17, 2025.
 - Entrada Unit H
 - White House Unit 3C



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SAN MIGUEL REGIONAL HOUSING AUTHORITY REGULAR MEETING MINUTES

Monday, November 3, 2025 @ 1 PM

The following SMRHA Board Members were present:

- Lance Waring, Commissioner, San Miguel County
- Mike Bordogna, Manager, San Miguel County
- Zoe Dohnal, Town Manager, Town of Telluride
- Matt Lewis, At-Large Board Member

The following were also in attendance:

- Pamela Shifrin, Executive Director, SMRHA
- Jarrod Biggs, Deputy County Manager, San Miguel County
- Drea Araiza, Housing Specialist, San Miguel County

I. CALL TO ORDER

The Regular Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on November 3, 2025 at 1:10 p.m. via Zoom.

II. PUBLIC DISCUSSION

No public comment was heard

III. REVIEW OF AGENDA ITEMS

No additions or subtractions to the Agenda were considered.

IV. APPROVAL OF MINUTES

Upon motion by Matt Lewis and seconded by Zoe Dohnal the minutes of the October 6, 2025 Regular Meeting were approved unanimously.

V. WORKSESSION

Jarrod Biggs provided an update on San Miguel County's deed restriction reversion process. Owners have been notified and information meetings are being held to provide an overview and update to the process. It is expected to last through January 2026.

Pamela Shifrin provided an update to the continuing qualification timeline and stated that she will be presenting a desire to hold the Town of Telluride process in December 2025 to the THA Subcommittee on November 5, 2025. This would allow time to then hold San Miguel County's continuing qualification process in February 2026 after the reversion process is completed.

VI. EXECUTIVE DIRECTOR REPORT

Pamela Shifrin reviewed the Executive Director report including database improvements to assist with owner information, compliance and data storage, compliance and guideline updates.

VII. ADJOURN

Upon motion by Lance Waring and seconded by Matt Lewis the Regular Meeting of the San Miguel Regional Housing Authority Board was adjourned by unanimous consent at 1:28p.m. on November 3, 2025.

RESOLUTION/ORDINANCE TO ADOPT BUDGET

(Pursuant to 29-1-108, C.R.S.)

A RESOLUTION/AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE San Miguel Regional Housing Authority

COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON THE LAST DAY OF DECEMBER, 2026.

WHEREAS, the Board of Directors of San Miguel Regional Housing Authority has appointed Pamela Shifrin, Executive Director to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, Pamela Shifrin, Executive Director has submitted a proposed budget to this governing body on September 8, 2025, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on September 8, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget, and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Directors of the San Miguel Regional Housing Authority, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the San Miguel Regional Housing Authority for the year stated above.

Section 2. That the budget hereby approved and adopted shall be signed by _____ and made a part of the public records of the County/City/Town/District.

ADOPTED, this _____ day of _____, A.D., 20____

Attest: _____

Mike Bordogna, San Miguel Count Manger

Zoe Dohnal, Telluride Town Manager



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SAN MIGUEL REGIONAL HOUSING AUTHORITY 2026 BOARD MEETINGS

1 P.M.

January 5

February 2

March 2

April 13

May 4

June 1

July 6

August 3

September 14

October 5

November 2

December 7