



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

### **REGULAR MEETING**

**September 14 @ 1 PM**

|                 |                          |                      |
|-----------------|--------------------------|----------------------|
| <b>Via Zoom</b> | <b>ID#: 484.178.1222</b> | <b>PW: SMRHA2023</b> |
|-----------------|--------------------------|----------------------|

- I. CALL TO ORDER**
- II. PUBLIC DISCUSSION**  
No more than five minutes per person.
- III. REVIEW OF AGENDA**
- IV. APPROVAL OF MINUTES**  
July 6, 2026
- V. WORKSESSION**
  - A. 2027 Meeting Cadence Review**
  - B. Financials: 2026 Projected Review and 2027 Draft Budget**
- VI. DISCUSSION**
  - A. Pinion Park AMI Change – Mike Bordogna**
- VII. EXECUTIVE DIRECTOR REPORT**
- VIII. ADJOURN**

### **NEXT SCHEDULED MEETING**

**October 5, 2026**

**1 PM**



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## **SAN MIGUEL REGIONAL HOUSING AUTHORITY REGULAR MEETING MINUTES**

**Monday, July 6, 2026 @ 1 PM**

### **The following SMRHA Board Members were present:**

- Lance Waring, Commissioner, San Miguel County
- Elena Levin, Councilperson, Town of Telluride
- Mike Bordogna, County 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
- Nancy Willis, Paralegal, San Miguel County
- Brittany Newell, Housing Director, Town of Mountain Village
- Katy Maurer, Town of Mountain Village

### **I. CALL TO ORDER**

The Regular Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on July 6, 2026, at 1:03 p.m. via Zoom.

### **II. PUBLIC DISCUSSION**

Shannon Farley asked the board for guidance and assistance for owners in Pinion Park who are currently unable to sell their properties due to income caps and the process of qualification.

### **III. REVIEW OF AGENDA ITEMS**

No additions or subtractions to the agenda were considered.

### **IV. APPROVAL OF MINUTES**

Upon motion by Elena Levin and seconded by Mike Bordogna the minutes of the June 1, 2026, Regular Meeting were approved unanimously.

### **V. WORKSESSION**

- A. Town of Mountain Village (TMV) has submitted a scope of work requesting assistance from SMRHA to hold an ownership lottery for a Prospect Plaza unit. Staff believe the timing of the lottery process will not interfere with current projects on the horizon. Board members supported SMRHA moving forward with finalizing details with TMV staff.

**VI. EXECUTIVE DIRECTOR REPORT**

Pamela Shifrin reviewed the Executive Director's Report, including online applications, the audit exemption granted by the Office of the State Auditor, and future document destruction. The Amended TAHG with 2026 AMI updates was posted on SMRHA's website on June 26, 2026. San Miguel County reversion owners have been updated in the SMRHA database.

**VII. ADJOURN**

Upon motion Elena Levin and seconded by Mike Bordgona the Regular Meeting of the San Miguel Regional Housing Authority Board was adjourned at 1:34 p.m. on July 6, 2026.



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## **SAN MIGUEL REGIONAL HOUSING AUTHORITY**

### **2027 BOARD MEETINGS - DRAFT**

**1 P.M.**

#### **Monthly Schedule Example**

**January 4**

**February 1**

**March 1**

**April 5**

**May 3**

**June 7**

**July 12**

**August 2**

**September 13**

**October 4**

**November 1**

**December 6**

#### **Every Other Month Schedule Example** January 4

**March 1**

**May 3**

**July 12**

**September 13**

**November 1**

#### **Quarterly Schedule Example**

**January 4**

**April 5**

**July 12**

**October 4**

SAN MIGUEL REGIONAL HOUSING AUTHORITY

Proposed FY2027 Balanced Budget - DRAFT

| Account                                 | FY26 Budget  | 2026 Projected YE | Proposed Change | Change \$    | FY2027 Proposed | Rationale                                                                                              | Key Budget Changes            |              |
|-----------------------------------------|--------------|-------------------|-----------------|--------------|-----------------|--------------------------------------------------------------------------------------------------------|-------------------------------|--------------|
| 6510 Salaries & Wages                   | \$174,905.00 | \$174,558.09      | Increase        | \$5,247.15   | \$180,152.15    | 3% COL salary increase.                                                                                | FY2027 Salaries & Wages       | \$180,152.15 |
| 6620 Medicare                           | \$2,536.12   | \$2,592.79        | Recalculate     | \$76.09      | \$2,612.21      | Set at 1.45% of FY2027 Salaries & Wages.                                                               | Medicare Rate                 | 1.45%        |
| 6650 SUI                                | \$350.00     | -                 | No change       | -            | \$350.00        | Held at FY26 budget.                                                                                   | PERA Rate                     | 14.73%       |
| 6610 PERA                               | \$25,763.51  | \$27,628.55       | Recalculate     | \$772.90     | \$26,536.41     | Set at 14.73% of FY2027 Salaries & Wages.                                                              | Health Insurance Increase     | \$6,301.35   |
| 6710 Health Insurance                   | \$42,009.00  | \$43,182.98       | Increase        | \$6,301.35   | \$48,310.35     | 15% health insurance increase.                                                                         | Combined Rent Base            | \$14,184.00  |
| 6720 Wellness Stipend                   | \$3,400.00   | \$2,833.36        | No change       | -            | \$3,400.00      | Wellness Stipend maintained at FY26 budget.                                                            | Combined Rent Increase        | \$709.20     |
| 6800 Workers Compensation Ins           | \$340.00     | \$340.00          | No change       | -            | \$340.00        | Held at FY26 budget.                                                                                   | Removed Reserve Income        | (\$6,200.00) |
| 7120 Advertising                        | \$3,000.00   | \$1,000.00        | Reduction       | (\$2,000.00) | \$1,000.00      | Targeted outreach allowance; no Jan-Aug 2026 spend recorded.                                           | Added Health Insurance Income | \$6,301.35   |
| 7150 Computer Software                  | \$5,500.00   | \$5,231.64        | Reduction       | (\$300.00)   | \$5,200.00      | Modest reduction while remaining near projected 2026 usage.                                            | Required Expense Reductions   | \$11,356.69  |
| 7160 Conference / Training              | \$1,500.00   | \$1,297.60        | Reduction       | (\$500.00)   | \$1,000.00      | Limit training to priority events.                                                                     | Balance Check                 | -            |
| 7190 Education / Outreach               | \$500.00     | \$527.74          | No change       | -            | \$500.00        | Held at FY26 budget.                                                                                   |                               |              |
| 7240 Insurance Expense                  | \$3,517.00   | \$3,554.00        | No change       | -            | \$3,517.00      | Held at FY26 budget.                                                                                   |                               |              |
| 7250 Legal & Professional Fees          | \$5,000.00   | \$3,345.78        | Reduction       | (\$1,500.00) | \$3,500.00      | Reduced from FY26 budget while remaining near projected need.                                          |                               |              |
| 7260 Auditing Services                  | \$6,200.00   | \$2,066.64        | No change       | -            | \$6,200.00      | Held at FY26 budget.                                                                                   |                               |              |
| 7310 Rent (incl. Cleaning & Shared THA) | \$14,184.00  | \$13,408.00       | Increase        | \$709.20     | \$14,893.20     | Combines Cleaning Services, Rent and Shared THA Expenses; 5% increase applied to combined FY26 budget. |                               |              |
| 7320 Office Supplies                    | \$500.00     | \$545.86          | Reduction       | (\$100.00)   | \$400.00        | Modest reduction based on current usage.                                                               |                               |              |
| 7330 Payroll Processing Fee             | \$2,250.00   | \$2,646.90        | Increase        | \$350.00     | \$2,600.00      | Increased based on 2026 usage                                                                          |                               |              |
| 7350 Postage                            | \$500.00     | \$214.12          | Reduction       | (\$250.00)   | \$250.00        | Reduced based on low 2026 usage and electronic delivery.                                               |                               |              |
| 7360 Telephone                          | \$1,045.00   | \$1,073.08        | No change       | -            | \$1,045.00      | Held at FY26 budget.                                                                                   |                               |              |
| 7380 Travel                             | \$500.00     | \$166.64          | Reduction       | (\$250.00)   | \$250.00        | Maintain a smaller contingency.                                                                        |                               |              |
| 7900 Website                            | \$3,500.00   | \$3,357.00        | Reduction       | -            | \$1,500.00      | Reduced based on low 2026 usage due to moving updates in-house                                         |                               |              |
| 7910 IT Services                        | \$500.00     | \$166.64          | Reduction       | (\$250.00)   | \$250.00        | Reduced standalone IT allowance.                                                                       |                               |              |
| 7920 Special Projects                   | \$6,000.00   | \$5,535.07        | Reduction       | (\$3,506.32) | \$2,493.68      | Primary balancing line after all other stated assumptions and reductions.                              |                               |              |
| 7930 Consulting                         | \$2,700.37   | \$329.15          | Removed         | (\$2,700.37) | -               | Consulting removed from the 2027 budget.                                                               |                               |              |
| Total Expenses                          | \$306,200.00 | \$295,601.63      |                 | \$2,100.00   | \$306,300.00    |                                                                                                        |                               |              |

| Revenue Source           | FY26 Budget  | 2026 Projected YE | Proposed Change | Change \$ | FY2027 Proposed | Rationale                                                                                                |
|--------------------------|--------------|-------------------|-----------------|-----------|-----------------|----------------------------------------------------------------------------------------------------------|
| 3210 Town of Telluride   | \$150,000.00 | \$150,000.00      | Increase        | -         | \$153,150.00    | Core operating funding. Adds revenue equal to the 15% Health Insurance increase.                         |
| 3220 San Miguel County   | \$150,000.00 | \$150,000.00      | Increase        | -         | \$153,150.00    | Core operating funding. Adds revenue equal to the 15% Health Insurance increase.                         |
| Reserve-Supported Income | \$6,200.00   | ?                 | Removed         | ?         | -               | 2026 amount has not been used from reserves; remove for 2027 or use to offset Health Insurance increase? |

SAN MIGUEL REGIONAL HOUSING AUTHORITY

Proposed FY2027 Balanced Budget - DRAFT

| Account                        | FY26 Budget  | 2026 Projected YE | Proposed Change | Change \$ | FY2027 Proposed | Rationale | Key Budget Changes |
|--------------------------------|--------------|-------------------|-----------------|-----------|-----------------|-----------|--------------------|
| Total FY2027 Operating Revenue | \$306,200.00 |                   |                 |           | \$306,300.00    |           |                    |
| FY2027 Net Income              |              |                   |                 |           | -               |           |                    |
| Current Operating Funds        | \$164,374.69 |                   |                 |           |                 |           |                    |
| Projected YE Operating Funds   | \$47,736.69  |                   |                 |           |                 |           |                    |



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## **EXECUTIVE DIRECTOR'S REPORT**

**September 14, 2026**

- Administrative
  - Online Application development and testing – ongoing
- Town of Telluride
  - Lottery for Spruce House Unit – Sept 22 through Nov 6 (pending final review)
  - Intent to Sell = 0
  - New closings = 1
  - Rental Applications = 14
  - Purchase Application = 1
  - Exception Application = 3 | 1 withdrawn/postponed | 2 Administrative
- San Miguel County
  - Continuing Qualification for Owners in SMC set to begin October 5 with a 21-day response period.
  - New closings = 2
  - Rental Applications = 5
  - Purchase Application = 2
  - Exception Application = 1