



**LAKWOOD HOUSING AUTHORITY
ANNUAL MEETING
February 25, 2008
5:30 p.m.
480 S Allison Parkway
Employee Relations Training Room**

Members Present: Bob Sandridge, Chair
Michelle Bollig, Commissioner
Sandy Maben, Commissioner
Gari Westkott, Commissioner

Staff Present: Tami Fischer, Executive Director
Sabrina Pierre-Louis, Deputy Director
Bill Lunsford, Housing Development Manager
Carl Musso, Housing Accountant
Tillie Wright, Assisted Housing Administrator

CALL TO ORDER

Bob Sandridge, Chair called the regular meeting of the Housing Authority for Monday, February 25, 2008, to order at 5:31 p.m. with roll being called by the Executive Director. The Chair stated a quorum was present.

CHANGES AND MODIFICATIONS TO THE AGENDA

Tami, Sabrina and Carl each requested additional items be added to the agenda. Sabrina then requested to move up an agenda items before the Financial Reports so that the staff responsible for the agenda items could present their items and leave.

APPROVAL OF THE MINUTES

A motion was made by Gari, seconded by Michelle to approve the regular meeting minutes of Monday, February 4, 2008. The vote of the commissioners was as follows:

Bob Sandridge:	aye
Michelle Bollig:	aye
Sandy Maben:	aye
Gari Westkott:	aye

Motion carried.

FINANCIAL REPORTS

Carl reviewed the monthly financial reports for January 2008 with the Board and answered various questions.

Carl then explained that HUD has asked that we provide an updated General Depository Agreement, and requested board approval on the General Depository Agreement with 1st Bank of Colorado for submittal to HUD. Michelle made a motion to approve the resolution requesting execution of the General Depository Agreement, Sandy seconded the motion. The vote of commissioner was as follows:

Bob Sandridge:	aye
Michelle Bollig:	aye
Sandy Maben:	aye
Gari Westkott:	aye

Motion carried.

HOUSING MANAGER REPORT

Tillie shared with the board the 2007 SEMAP Certification. She reported that LHA ranked as a standard performer for 2007, but plans to be ranked again as a high performer now that the division is fully staffed. Gari made a motion to approve the resolution to authorize the SEMAP for 2007, Sandy seconded the motion. The vote of commissioners was as follows:

Bob Sandridge:	aye
Michelle Bollig:	aye
Sandy Maben:	aye
Gari Westkott:	aye

Motion carried.

Sabrina then requested a resolution to approve the 2007 Management Assessment Program scores. She explained the indicators of the assessment and that the previous year LHA was ranked excellent. Sandy moved to approve the PHAS Certification for 2007, Gari seconded the motion. The vote of commissioners was as follows:

Bob Sandridge:	aye
Michelle Bollig:	aye
Sandy Maben:	aye
Gari Westkott:	aye

Motion carried.

EXECUTIVE DIRECTOR REPORT

Tami confirmed that Michelle would be attending the NAHRO's 2008 Legislative conference along with Joan.

Tami confirmed the date and location of the LHA Annual Retreat, taking place on April 4th at 9:00 a.m. at Cason Howell.

Tami asked the Board if they had any comments on the Littleton roundtable discussion. The board gave some brief comments and Tami stated that she would share their comments with the Executive Director of Littleton Housing Authority.

Tami shared that she and Bill would be giving a tour to the Council members, Cindy Baroway and Adam Paul on March 3rd and invited the board members to attend if interested.

Tami stated that the HUD consolidated review was currently underway with 5 auditors currently reviewing all the programs.

Tami then asked the board for approval on the resolution to approve the Procurement and Contracting Policy and Procedure Regarding Use of Unrestricted Funds. She explained that to separate the restricted and non-restricted funds a policy was developed by the attorney for clarification of use. Housing Authorities are receiving fewer restricted (Federal funds). We expect this decline in federal funding to continue and want to ensure our policies reflect this change. Sandy made a motion to approve the resolution to accept the Procurement and Contracting Policy and Procedure Regarding Use of Unrestricted Funds, Gari seconded the motion. The vote of commissioners was as follows:

Bob Sandridge:	aye
Michelle Bollig:	aye
Sandy Maben:	aye
Gari Westkott:	aye

Motion carried.

DEVELOPMENT MANAGER REPORT

Bill gave a brief update stating that he is currently working on getting a new tax credit investor for Maplewood. He explained that he is currently getting preliminary pricing and stated that US Bank is very interested in working with LHA.

He also briefed the board on the Affordable Housing Conference held the previous week at Belmar. He stated that it was surprising that many of the people in attendance were from Los Angeles, and that he and Tami are now interested in examining some of their projects.

Bill then reported that he is waiting on a survey back from the property at 14th and Independence. He explained that he will first meet with the Development Committee to discuss the project before he brings to the Board.

SUB COMMITTEE REPORTS

Tami stated that the Executive Committee needs to meet soon to review the draft agenda for the annual retreat.

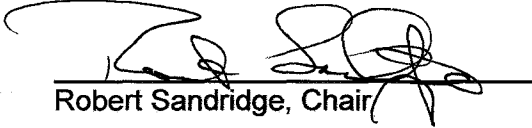
Bill stated that the next Development Committee meeting will be scheduled soon.

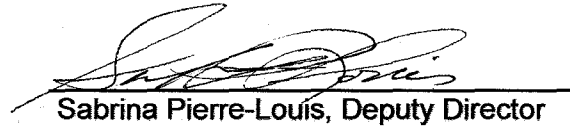
Sabrina stated the Program Committee had not met recently.

OTHER BUSINESS

None.

Meeting adjourned at 6:34 p.m.


Robert Sandridge, Chair


Sabrina Pierre-Louis, Deputy Director