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BOARD MEETING AGENDA

Tuesday, June 10, 2025

6:30 PM

**The Tom Turner Administrative Building,
936 N. Park Ave., Montrose**

BOD: Darcy Arnold, Mary Turner, Mary West, Carolyn Rettig, Lorraine Van Gemmert, Mike Schottelkotte, Dr. Lou Dwyer, Anne Pratt, Jim Jones.

- I. Call to Order
- II. Absences
- III. Public Comment:
- IV. Consent Agenda
 - A. Minutes
 - B. Executive Director's Report
 - C. Committee Reports
 - 1. Finance/Audit Committee
 - 2. PR/Fund-Raising Committee
 - 3. Program Committee
 - 4. Sustainability Committee
 - 5. Governance Committee

(President will ask “Does anyone have any requests for something to be removed from the consent agenda and discussed/voted on separately?”)

And then “May I have a motion to approve/accept the items listed in the consent agenda?”)

- V. Discussion Regarding Items Removed from the Consent Agenda
 - PR/Fundraising Committee – Overview by ThinkSharp! On Strategic Plan review.
- VI. Old Business
- VII. New Business
 - FY 26 Operational Budget
 - CHAFA Prop 123 Land Banking Commitment Letter
- VIII. Announcements
- IX. Adjournment

FINANCE/AUDIT COMMITTEE:

The Finance/Audit Committee will meet from 5:30 – 6:30 preceding the regular Board meeting.

BOARD MEETING MINUTES

June 10, 2025

Directors:

Darcy Arnold
Mary Turner
Mary West
Carolyn Rettig
Jim Jones

Mike Schottelkotte
Anne Pratt
Lorraine Van Gemert
Dr. Lou Dwyer

Staff Present:

Kevin Sowder
Holly Tea
Jennifer Pelligra

Guests: Greg Lucero, Lori Sharp, Cathy Roberts, Hannah Max

- I. Call to Order: Meeting called to order at 6:34 PM by President Darcy Arnold. Declared a quorum to conduct business.
- II. Absences: Carolyn Rettig,
- III. Public Comment: Cathy Roberts joined the meeting tonight and expressed interest in becoming a member of the Board.
- IV. Consent Agenda
 - A. Minutes Review of final minutes from May 2025 meeting.
 - B. Executive Director's Report: No questions
 - C. Committee Reports
 1. Finance/Audit Committee:
The financial statements for April 2025 were distributed, with emphasis on revenue and expenses – approval pending further discussion of format. FY Budget 26 was reviewed in depth for building and trends. Kevin will visit with Pauline in regard to how best present non-operational revenue and expenses to accurately reflect operational deficit.
 2. PR/Fund-Raising Committee: Removed from consent agenda.
 3. Program Committee: On hiatus.
 4. Sustainability Committee: Removed from consent agenda. Will address under new business.
 5. Governance Committee:

Mary Turner motioned to approve items that were a part of the consent agenda, seconded by Mike Schottelkotte. All in favor aye – none opposed.

V. Discussion regarding items removed from the Consent Agenda

PR/Fundraising Committee: Overview provided by ThinkSharp! on Strategic Plan review. The process is as follows - the leadership staff have rated themselves and a report has been compiled, next Board members will all be getting a link with a board section to provide feedback. Those results will be aggregated. Please be honest and transparent. ThinkSharp! will compile the two (staff and Board feedback) and the next report will be submitted to the board for the next board meeting.

Jennifer asked if there were any questions for Lori on her new year contract. None stated. It is in the FY26 budget, contract will be signed and submitted to ThinkSharp!

Board recruitment was discussed.

VII. Old Business:

None

VIII. New Business:

FY 26 Operational Budget. Motion to approve FY 26 budget Jim Jones, seconded by Mike S. All in favor – none opposed.

CHAFA Prop 123 Land Banking Commitment Letter. Motion to approve Jennifer's signing and submitting of Affordable Housing Financing Fund Land Banking Program Loan Commitment by Jim Jones, seconded by Mike S. All in favor, none opposed.

The Board established a Housing Committee which will be comprised of, initially: Anne Pratt, Darcy Arnold, Mike Schottelkotte, Jennifer Pelligra, Kevin Sowder, Lori Sharp. The team will look to recruit others with expertise and things to contribute to this specific project.

IX. Announcements:

Please ensure you complete your Strategic Plan review and reacquaint yourselves with the plan.

Everyone present was willing to try the consent agenda again next month.

X. Adjournment: Motion to adjourn put forth by Mary West, the meeting was adjourned at 7:50 P.M.

Respectfully submitted,
Jennifer Pelligra