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BOARD MEETING MINUTES

May 9, 2023

Present:

Darcy Arnold
Mary Turner
Carolyn Rettig
David Lane
Dr. Lou Dwyer
Mike Schottelkotte
Anne Pratt
Mary Dull

Absences:

Mary West

Staff Present:

Jennifer Pelligra
Kevin Sowder
Holly Tea
Aimee Pruitt

Guest:

Lori Sharp
Lorraine Van Gemmert
Lucy and Joe Nolls

- I. Call to Order: Meeting called to order at 6:31 PM by President Darcy Arnold.
- II. Absences: See above
- III. Minutes Review. Motion made by David Lane and seconded by Mary Dull to approve minutes from the April meeting. All in favor, motion carried.
- IV. Public Comment:
 - A. Board Emails: Darcy reminded everyone to check your COI emails.
 - B. Lucy Nolls spoke to the Board about affordable housing that is integrated for people with and without disabilities. A village concept that is located close to amenities so people can walk where they need to go. Lucy attended a presentation about the Tall Tales Ranch in Centennial Colorado where they are building a similar village and she participated in the survey at the end, it was well put together. Lucy is very excited about the concept and would be willing to help any way she can, our community needs affordable housing for everyone.
- V. Executive Director's Report:
 - Met with Chris Lopez, the CHAFA representative from Durango, regarding affordable housing development, we got a ton of information. There are quite a few grants and funding streams for housing; the TA grant which helps guide you through the entire process of development and acquisition and is for non-profits. Proposition 123 involves TABOR funds allotted to CHAFA (60%) and the Department of Housing (40%) to administer to different programs and can be used for things such as land banking, loan forgiveness, affordable housing development, etc.

- Jennifer, Kevin, and Lori met with Jace and Chris from the City of Montrose to discuss the affordable housing plan, they seemed very supportive of the idea but don't want to be part of the actual development. We made the request that the City of Montrose try to become eligible for Proposition 123 if they are unable to do so we will not be able to access those funds. Proposition 123 has an on-going impact and has certain rules/stipulations that have to be met. It was a productive meeting.
- Jennifer met with Lori on Monday the 8th to talk about a grant that would help COI retain a housing consultant to help us move forward with developing a plan, we have to apply for it and see what happens. CHAFA is very helpful because our initial vision is an all-inclusive affordable housing development, which is important to CHAFA.
- We are still closing on Canyonview, but the buyer requested a 7-day extension for a property inspection and to make sure the property has been grandfathered in for multi-family housing.
- Lori S., Jennifer, and Margaret D. are attending a reception for the Telluride Foundation on May 17th to show support because the Foundation is supportive of EI.
- Working on a demographic survey of the people we serve to make sure we are reaching the underserved populations.
- COI currently has 13 job openings.
- Lori is working on quite a few grant applications right now.
- Jennifer, Kevin, Stacy, and Lori met on Monday May 8th about the Strategic Plan.
- Elaine Wood announced her retirement, her last day will be 07/20/2023. Elaine has been with COI for 38 years this Sunday (05/14). Elaine will be joining the team at the Arc of West Central Colorado.
- CM redesign, they've extended the announcement of the RFP award until June instead of mid-May, a two week push out.
- Jennifer will be meeting with our Case Managers individually, to get an idea of how we can best support them through the upcoming transition and into the future.
- The first cohort (group transitioning) starts July 1st, 2023, we won't find out until mid-June which cohort we are in. Jennifer is meeting with our redesign coach on Thursday (05/11), lots of changes coming.
- ALLIANCE is re-writing their by-laws and moving into a representative Board.
- After some discussion it has been decided that June's Board meeting will be held at the Tom Turner Administration Building, as usual, instead of Aspen Crest.

VI. Committee Reports

A. Finance/Audit Committee: Kevin presented the financials for March 2023.

- Revenue is below the target mark; we're feeling the effects of losing some of our Host Home individuals. On the plus side we have received a new resource in PCA and in FCG within the last month.
- The "other hours" section is a little high because we had staff using EIB.
- Contract services are a bit lower this month due to an offset in allocation to our Host Homes, pulling one resource to another and transferring of services.
- Several issues with timing this month since February was a short month which throws billing cycles off like utilities from Feb. being billed for in March.
- High food costs this month because we had several classes and trainings that we provided meals for.
- There was a problem with Six Points billing but it has been corrected and we don't see it happening again in the future.
- Our deficit for March is \$65K, it would have been \$140K because we received a new van from CDOT in March, but the reimbursement has already come in.

Also, we had to replace a server at Aspen Crest, the cost was in IT's budget, but it came out in March.

- Kevin shared the projected rate increases from the state, they're not set in stone yet, but these figures are highly likely.
 - David Lane motioned to approve financials for March 2023 as presented, seconded by Mike Schottelkotte. All in favor, motion carried.
- B. PR/Fund-Raising Committee: Lori presented a rough draft of the Strategic Plan, asking for opinions on the vision and mission statements and the guiding principles. Input needs to be to Lori by May 23rd so things can be approved at June's Board meeting.
- C. Program Committee: Nothing to discuss.
- D. Sustainability Committee: Discussed Strategic Plan and affordable housing development.
- E. Governance Committee: Still on hiatus.
- VII. Old Business: Consideration of a new Board Member: Mike Schottelkotte motioned for Lorraine Van Gemmert to join the Board as a voting member, to be officially voted in at October's meeting, seconded by Dr. Dwyer. All in favor, motion carried.
- VIII. New Business: New contract for Canyonview: Mike Schottelkotte motioned to approve the new contract with a listing price of \$435K, seconded by Mary Dull. All in favor, motion carried.
- IX. Announcements: Carolyn Rettig informed the Board that Stacie Brown passed away. Stacie was a Case Manager at Community Options, Inc. and later worked for DVR Services. The memorial was held last Friday (05/05).
- X. Adjournment: Motion to adjourn put forth by David Lane. Meeting was adjourned at 8:45 PM.

Respectfully submitted,

Aimee Pruitt