



South Metro Housing Options

Strengthening our community by creating opportunities for diverse housing alternatives.

**Board of Commissioners
Minutes of Regular Meeting
March 9, 2023 at 6:00 p.m.**

The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on March 9, 2023 at 6:00 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

Commissioners Present

Kyle Henderson, Chairperson
Aubrey Ebbs, Vice Chairperson
Lauren Acres, Commissioner
Aaron Heumann, Commissioner
Pat Cronenberger, Commissioner
Sandra Petry, Resident Commissioner
Kate Peterson, Commissioner

Commissioners Absent

None

SMHO Leaders

Corey Reitz, Executive Director
Jennifer Robinson-Thibault, Director of Housing Ops
Gerald Humphries, Finance Manager
Kara Williams, Finance Director

Others Present

Pam Chadbourne, Community Member

Board Meeting Minutes

Call to Order

Chairperson Henderson called the meeting to order on March 9, 2023, at 6:03 p.m. MST. A quorum of members was present, and the meeting was ready to proceed with business.

Review of the Agenda

Chairperson Henderson reviewed the agenda.

Unscheduled Public Appearances

Community member Chadbourne advocated for the preservation of mobile home parks. She also stated that the City should maintain ownership of property, i.e., Geneva Village.



Minutes

VOTE: Approval of the Minutes of February 9, 2023 Regular Meeting

Upon motion duly made by VICE CHAIRPERSON EBBS and seconded by COMMISSIONER ACRES, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE MINUTES OF THE FEBRUARY 9, 2023 REGULAR MEETING.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Heumann, Commissioner Acres, Commissioner Cronenberger, Resident Commissioner Petry

NAY: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 7:0:0:0

Staff Reports

Executive Director Reitz presented the following update:

The Amity elevator is still being worked on and repairs should be completed within a week.

Yardi update—the staff has been working with Yardi staff and will be implementing some new modules soon. The new modules should increase staff efficiencies and allow for improved workflow tracking. In general, the Yardi platform presents many ongoing challenges for staff, so it will most likely take time before the implementation is complete and working effectively.

Habitat for Humanity will be presenting at the South Metro Realtor Association during one of their Power Lunches in April. They will be discussing the current homeownership partnership between SMHO and Habitat.

Commissioner/Committee Reports

Commissioner Cronenberger reported on the City's recognition of Libby Bortz, ahead of her induction into the Colorado Women's Hall of Fame. She also encouraged the rest of the board to listen to the recent study session related to Geneva Village.

The Governance Committee is close to the final draft of the job description for Commissioners. The Commissioner Handbook is also being revised and updated.

The Real Estate Committee reported on the Sullivan progress and the continued discussion on the best/most effective way to redevelop Emerald Point. Discussions around Emerald Point will continue as more information is gathered around the different options.



Financial Reports

VOTE: SMHO, Powers Circle Apartments (PCALLP), & Libby Bortz Assisted Living Center (LBALC)

Financial Reports

Staff and the Finance Committee presented the financial reports ending January 31, 2023. A high-level overview was provided and changes to account balances, budget variances, and vacancies were examined.

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER HEUMANN, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF JANUARY 31, 2023.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Heumann, Commissioner Acres, Commissioner Cronenberger, Resident Commissioner Petry

NAY: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 7:0:0:0

Other Business

As the March board meeting is Commissioner Heumann’s last board meeting, the board recognized him for his dedication and many years of service on the SMHO board, having served for 17 years.

Next Meeting

The next Board of Commissioners of South Metro Housing Options is scheduled for April 13, 2023. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120.

Adjournment

Upon motion duly made by COMMISSIONER HEUMANN THE REGULAR BOARD MEETING ON MARCH 9, 2023 AT 6:49 p.m. MST. The motion carried.

X

Kyle Henderson
Chairperson

X

Corey Reitz
Secretary