

BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING MINUTES

Thursday, June 25, 2009 at 5:00PM

Hailey City Hall, Hailey, Idaho

Members Present:

Susan J. Passovoy, Chair
Linda Thorson, Treasurer
Nathan Fierman
Heather Kimmel
Milt Adam
Chase Hamilton

Others Present:

Heather Dawson, Hailey City Administrator
Michelle Griffith, ARCH
Haley Stevens, CHU Owner

Staff:

Kathy Grotto, Executive Administrator
Nancy Smith, Program Director

1. Call to Order/Approval of Agenda

The meeting was called to order by Chair Susan J. Passovoy at 5:09 PM. Susan J. Passovoy requested amending the Agenda so that Item 8 can occur after Agenda Item 3; everything else will be pushed to the next Item number respectively. If the Board does not have time for the Training Session it will be placed on the next meeting's agenda.

2. Comments from the Public

Haley Stevens, a community home owner, is attending today's meeting for Item 3. B. Discussion of the Cimarron Deed Covenant. Susan J. Passovoy moved Agenda Item 3.B. to become the first item of discussion after which the draft budget will be discussed.

3. Discussion/Action Items

A. Draft budget and funding requests to municipalities

Kathy Grotto restated the dates set for the municipalities to discuss their budgets. It was further noted that no Blaine County budget discussion should occur without BCHA being present.

B. Cimarron CHU Deed Covenant

Kathy Grotto gave an overview of the most recent discoveries regarding the Cimarron Building and the Community Housing Deed Covenant. The new requirements for Fannie Mae/Freddie Mac held (conventional) mortgages restrict the amount of commercial space to 20% of the total building; yet in the case of the Cimarron Building the homeowners association amended their Declaration in 2004 to allow for the entire building to be commercial with the exception of the one community home owned by Haley Verge. The City of Ketchum officials are now discussing the viability of keeping this particular community home (CH) as deed restricted. (BCHA does not have any other CH with this deed restriction. The Cimarron Building is totally unique.) BCHA has been advised that the City of Ketchum supports vacating the deed restriction.

Linda Thorson moved to request BCHA staff to create a resolution to remove the Deed Restriction due to the unique set of circumstances at the Cimarron Building beginning with the Developers, the Homeowners Association, the commercial businesses in the building, the changes to conventional mortgage financing guidelines, and the completely unique Deed Restriction.

C. Discussion of next steps for Collaborative Housing Workshop – Linda Thorson

Linda Thorson clarified that no ‘Housing Workshop’ committee meetings have taken place. She proposed the workshop discussions revolve around the topic of foreclosures. The purpose of BCHA organizing the workshop is to bring together all of the entities (be the mediator) to educate, network, and promote Idaho State legislation. Further discussion was held regarding whether foreclosure should be the topic, or other aspects of housing.

Meetings on the ‘Housing Workshop’ will occur before the next Board meeting and a more complete report will be forthcoming.

D. Discussion of HOA dues/assessments issues

The summary included in the Executive Administrator’s report explains the situation Community Homeowners in one development are experiencing. In the case of the development where Community Homeowners are not protected against heavy dues and/or special assessments, the Residences at Evergreen, BCHA does not have the authority to go back and change the CC&Rs. Susan Passovoy stated that each jurisdiction now requires BCHA to approve a development’s CC&R’s, a provision requiring BCHA’s approval of any amendment to CC&Rs, and a recorded Development Agreement. All developments since 2006 should have these provisions for the community housing unit owners. Staff was directed to write a letter to the City of Ketchum asking that BCHA be contacted should the Residences at Evergreen come to the City with a request requiring City approval, and that if possible, appropriate amendments to the CC&R’s be a condition of approval. Staff was also requested to communicate with homeowners, asking them to advise us if they observe changes in common areas, maintenance, dues, etc.

4. Consent Agenda

A. Approval of May 20, 2009 BCHA Board Meeting Minutes

Linda Thorson moved to approve the May 20, 2009 Meeting Minutes and Milt Adam seconded the motion. The motion was approved unanimously.

B. BCHA May 2009 Financial Report

Linda Thorson reviewed her Financial Report dated June 23, 2009. Nathan Fierman moved to approve the May Financial report. Chase Hamilton seconded the motion and the motion passed unanimously.

C. Executive Administrator’s Report

Kathy Grotto invited questions and/or comments about items reviewed in the Executive Administrator’s Report. The Board noted that a lot of work is being completed each month.

8. Executive Session; Idaho Code 67-2345 (1) to discuss (a, b) personnel issues, (c) land acquisition, (d) records disclosure, (f) pending litigation, or (j) pending claims.

Linda Thorson moved to go into Executive Session based on Idaho Code 67-2345, reason item: D. Records Disclosure. Chase Hamilton seconded the motion and the roll call vote commenced:

Person Voting:	Vote:
Susan J. Passovoy, Chair	Yes
Linda Thorson, Treasurer	Yes
Nathan Fierman	Yes
Heather Kimmel	Yes
Milt Adam	Yes
Chase Hamilton	Yes

The Commissioners entered into Executive Session at 6:15 PM.

At 6:40 PM, Linda Thorson moved to end the Executive Session and Nathan Fierman seconded the motion. It was noted for the record that no decisions were made in Executive Session.

The regular meeting continued with agenda item number 5.

5. Commissioner Reports

Heather Kimmel submitted a newsletter article and attended the CSI-CC IHFA First Time Homebuyer class. The information, she thought, was overall interesting and very helpful.

Linda Thorson reported on her efforts to identify a new Board Member. Names that had been suggested were: Rick Allington, Bob Fallowfield, Doug Nelson, Chris Simms, Ben Sinnamon, Jon Dondero, and Ben Worst. If any Commissioners have experience with or input regarding these potential Board member, Linda Thorson invited their participation in the review process.

Milt Adam was asked to get on board to work with the City of Sun Valley on the alternatives outlined in Kathy Grotto's document to provide adequate community housing units or the equivalent in-lieu payment. Another meeting will take place in the near future. The development agreement could be amended to allow an in-lieu payment to the City of Sun Valley in exchange for the two studio units. BCHA Staff was directed to check on the city of Sun Valley's leverage over the CG-Elkhorn developer. The developer is out of compliance with the conditions of the project; it would seem that the city of Sun Valley would want to get from the developer what was promised in exchange for the CG-Elkhorn Development.

6. Announcements

Most members of the Board can attend a July meeting on Tuesday, July 21st. The location will be determined. The August Meeting will be held Wednesday, August 19th.

BCHA Staff will host the Hailey Chamber of Commerce 'Wake Up With Hailey' on Tuesday, July 7th; and participate in the Wood River Arts Alliance 'Hailey Art Walk' on Friday, July 17th.

7. Training Session

- BCHA Guidelines
- Commissioners' "Job Responsibilities"

Although there was not enough time for this agenda item, Susan J. Passovoy encouraged each Board Member to read the Community Housing Guidelines and the Commissioner Job Responsibilities before the next meeting.

9. Adjournment

Susan J. Passovoy adjourned the meeting at 7:15 PM with no further items to discuss.

Respectively submitted,

Nancy Smith,
BCHA Recording Secretary

Signed:


Susan J. Passovoy
Chair, BCHA