

**MINUTES
REGULAR MEETING
August 2025, September 2025**

On the 16th day of October 2025 at 5:30 p.m., the Housing Authority of the City of Fountain held its Regular Meeting of the Board of Commissioners at 501 E Iowa Ave Fountain CO 80817.

I. ROLL CALL.

On roll call the following were present as named:

PRESENT: Chairperson Linda Chalou, Commissioner Roberta Sohnrey, Co-Chairperson Michelle Lavelle, Councilman Fred Hinton

ABSENT: Commissioner Andria Terry

ALSO PRESENT: Ashlei Reeder, Secretary.

A quorum being present, the Chairperson called the meeting to order.

II. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD August 28, 2025 and review of all documents for June 2025 July 2025 at Fountain Housing Authority.

After the Commissioners reviewed the minutes, Councilman Hinton made a motion, seconded by Commissioner Sohnrey, to approve the minutes.

AYES: Chairperson Linda Chalou, Commissioner Roberta Sohnrey, Co-Chairperson Michelle Lavelle, Councilman Fred Hinton

NAYS: None.

Chairperson Chalou thereupon declared the motion carried.

IV. FINANCIAL STATUS REPORTS FOR THE MONTHS OF AUGUST 2025 AND SEPTEMBER 2025.

The Commissioners reviewed the monthly reports for establishing Net Income and Cash Disbursements/Receipts for the months of AUGUST 2025 and SEPTEMBER 2025 for the below listed projects:

- a. Grinde Manor CO071001.
- b. Section 8 New Construction, Fountain Townhomes, CO99-H001-104.
- c. Fountain Mesa Court Townhomes.
- a) Section 8 Housing Choice Voucher Program CO071VO.

After the Commissioners reviewed the monthly financial reports, Commissioner Sohnrey made a motion, seconded by Councilman Hinton, to approve the monthly financial reports for AUGUST 2025 and SEPTEMBER 2025.

AYES: Chairperson Linda Chalou, Commissioner Roberta Sohnrey, Co-Chairperson Michelle Lavelle, Councilman Fred Hinton

NAYS: None.

Chairperson Chalou thereupon declared the motion carried.

V. REPORT ITEMS FOR AUGUST 2025 AND SEPTEMBER 2025.

a. Occupancy

Section 8 Rental Vouchers August 2025

The reports indicated 182 units (74.59%) of the authorized 244 units under lease for the month of August 2025. The waiting list is currently carrying 490 applicants. The report also indicated a current lease-up of 182 units (74.59%) for August 2025.

Portables: In-0, Out-0.

Section 8 Rental Vouchers September 2025

The reports indicated 182 units (74.59%) of the authorized 244 units under lease for the month of September 2025. The waiting list is currently carrying 490 applicants. The report also indicated a current lease-up of 182 units (74.59%) for September 2025.

Portables: In-0, Out-0.

Grinde Manor August 2025

The report indicated 39 units (97.5%) under lease for the month of August 2025. The waiting list is currently carrying 19-1BR applicants. The report also indicated a current lease-up of 39 units (97.5%).

Grinde Manor September 2025

The report indicated 39 units (97.5%) under lease for the month of September 2025. The waiting list is currently carrying 19-1BR applicants. The report also indicated a current lease-up of 39 units (97.5%).

Fountain Townhomes August 2025

The report indicated 11 units (84.6%) under lease for the months of August 2025. The report also indicated a current lease-up of 11 units (84.6%). The waiting list is currently carrying 248 applicants.

Fountain Townhomes September 2025

The report indicated 11 units (84.6%) under lease for the months of September 2025. The report also indicated a current lease-up of 11 units (84.6%). The waiting list is currently carrying 248 applicants.

Fountain Mesa Court Townhomes August 2025

The report indicated 63 units (98.43%) under lease for the months of August 2025. The waiting list is carrying 8 applicants 7-2BR applications and 1-3BR applications. The report also indicated a current lease-up of 63 units (98.43%).

Fountain Mesa Court Townhomes September 2025

The report indicated 62 units (96.87%) under lease for the months of September 2025. The waiting list is carrying 8 applicants 7-2BR applications and 1-3BR applications. The report also indicated a current lease-up of 62 units (96.87%).

b. Maintenance

The report indicated that, during the month of August 2025, 30 work orders were requested, 24 work orders were completed at the Fountain Mesa Court Townhomes, 35 work orders were requested and 34 work orders were completed at Grinde Manor and 10 work orders were requested and 3 were completed at the Fountain Townhomes. Yard work was performed at all sites as necessary.

The report indicated that, during the month of September 2025, 28 work orders were requested, 19 work orders were completed at the Fountain Mesa Court Townhomes, 30 work orders were requested and 28 work orders were completed at Grinde Manor and 7 work orders were requested and 5 were completed at the Fountain Townhomes. Yard work was performed at all sites as necessary.

c. Capital Report August 2025 and September 2025

No Capital Projects completed for August 2025 or September 2025.

Councilman Hinton made a motion, seconded by Commissioner Sohnrey, to approve the report items a, b and c for August 2025 and September 2025.

AYES: Chairperson Linda Chalou, Commissioner Roberta Sohnrey, Co-Chairperson Michelle Lavelle, Councilman Fred Hinton

NAYS: None.

Chairperson Chalou thereupon declared the motion carried.

APPROVAL OF RESOLUTIONS

- I. AUGUST-RESOLUTION 886 RENT INCREASE FOR FOUNTAIN MESA COURT 2026-
Motion by Councilman Hinton, Second Commissioner Sohnrey
- II. SEPTEMBER-RESOLUTION 889 ESTABLISHING A CONSOLIDATED BUDGET 2026-
Motion by Councilman Hinton, Second Commissioner Sohnrey
- III. SEPTEMBER-RESOLUTION 890 ESTABLISHING AN OPERATING BUDGET GM 2026-
Motion by Councilman Hinton, Second Commissioner Sohnrey
- IV. SEPTEMBER-RESOLUTION 891 ESTABLISHING AN OPERATING BUDGET FTH 2026-
Motion by Councilman Hinton, Second Commissioner Sohnrey
- V. SEPTEMBER-RESOLUTION 892 ESTABLISHING AN OPERATING BUDGET FMC 2026-
Motion by Councilman Hinton, Second Commissioner Sohnrey

AYES: Chairperson Linda Chalou, Commissioner Roberta Sohnrey, Co-Chairperson Michelle Lavelle, Councilman Fred Hinton

NAYS: None.

Chairperson Chalou thereupon declared the motion carried.

VII. Hear from the Public-No Public Present

VIII. OTHER BOARD BUSINESS.

- a) HR review of Hire/Termination
- b) Eviction/Notice to vacate
- c) Annual Audit Status
- d) Two Year Plan Review

There being no further business to come before the Board, on motion made, and seconded, the meeting was adjourned.

MRI Secure Sign Signature by:

Linda Chalou

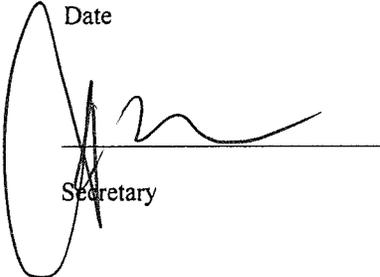
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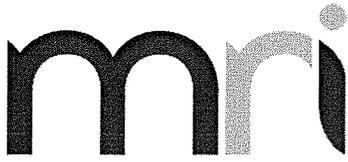
Chairperson

1/29/2026

Date

Secretary

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops around the left side of the line.



REAL ESTATE SOFTWARE

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Signatures/Initials

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