Loveland Housing Authority
August 27, 2025 Board Meeting

Members Present:	Marc Heiser, Tatiana Zentner, Connie Ealey, Jenny Maeda, Kory Stolte
Members Absent:	None
Staff Present:	Jeff Feneis, Eric Hull, Jess Hinze, Misti Hudson, Paul Christenson, Tracy Hoff
Others Present:	Mike Radcliff, Patrick Rowe, Danielle Feeney, Kim Kuxhausen, Kelso Kelly, Bruce Farkas
City Council Rep.:	Absent

Jenny Maeda called the August 27, 2025, board meeting of the Loveland Housing Authority to order at 4:09 p.m.

Reading and Approval of Minutes
The minutes for July 23, 2025, were approved as presented.

Correspondence and Statements
Jeff Feneis reported that there are five Loveland City Council seats plus the Mayor seat open this year. We are reaching out to all the candidates ahead of the election to educate them about affordable housing and what we do.

City Council Liaison Report
None

Presentations
Q2 Financials – Jeff Feneis, Misti Hudson, and Jess Hinze presented the financials. The financials are still not at the level of accuracy that Misti would like. Everything should be cleaned up by the time we present the Q3 financials. Before the Q3 financials are presented, we would like to schedule a Finance Committee meeting to review what we are reporting. The audit deliverables are due to the auditors by end of day September 2nd. Next year we will be done with the audits much earlier. Misti is putting together new processes to make that happen.

KPI Update – Jeff Feneis presented the Q2 KPI update and reported that we are a month late because we were waiting for financials.

Resolution #824 – a resolution declaring the intent to accept Loveland's 2025 PAB allotment. Tatiana Zentner made a motion to approve resolution #824. Kory Stolte seconded the motion. All were in favor. None opposed.

Development Update –Eric Hull reported on:

- Jacoby Meadows Phase I
  - Punch walk today
  - Forecasting Sept. 23 temporary certificate of occupancy
  - Landscape is going in
  - Grand Opening tentatively scheduled for Tuesday, October 21st

- Edge Phase III – 4% tax credit project
  - All three buildings are vertical and roofs are on
  - Targeting a February 6, 2026 completion date
  - On Schedule – On budget
- Legacy Crossing (formerly Crossroads Project)
  - Site plan is finalized
  - 52-acre land development project
  - Working with an Architect to do some conceptual planning for the LHA apartment parcel and will share those concepts with you next month

Mirasol HOA – Jeff Feneis reported that the Mirasol HOA has been a problem for a decade. Part of the campus doesn't fall under it. It is confusing for homeowners because LHA holds all the votes. We are meeting with an HOA consultant to see how we can navigate to make the HOA better.

The meeting was recessed at 5:09 p.m. to enter executive session for discussion of a personnel matter under C.R.S. Section 24 6-402(4)(£).

The meeting was reconvened at 6:10 p.m.

Other Staff/Committee and/or Commissioner Reports

None

With no other business to discuss, Jenny Maeda adjourned the meeting at 6:10 p.m.

Respectfully submitted
Tracy Hoff