



**EATON HOUSING AUTHORITY MEETING  
FOLLOWING REGULAR BOARD MEETING**

**224 First Street, Eaton, CO  
Thursday, March 21, 2024, 7:50 P.M.**

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**MINUTES**

**CALL TO ORDER**

*Mayor Moser called the meeting to order at 7:50 p.m.*

**ROLL CALL**

|                      |                      |                        |                      |
|----------------------|----------------------|------------------------|----------------------|
| <b>BOARD PRESENT</b> | Mayor Scott E. Moser | Mayor Pro Tem Liz Heid | Trustee Nina Lewis   |
|                      | Trustee Coby Gentry  | Trustee Glenn Ledall   | Trustee Karla Winter |
| <b>BOARD ABSENT</b>  | Trustee Lee Griffith |                        |                      |

**STAFF PRESENT:** Town Administrator/Executive Director - Wesley LaVanchy, Town Attorney - Avi Rocklin, Assistant Town Administrator - Greg Brinck, and Finance Director - Faith Smith

**AGENDA APPROVAL / AMENDMENT(S)**

*Mayor Pro Tem Heid moved to approve the agenda as it is written.*

Trustee Winter seconded, and the motion passed unanimously, 5-0.

**PUBLIC COMMENT**

*Mayor Moser opened and closed the floor for public comment at 7:51 p.m., there was no public comment.*

**CONSENT AGENDA**

**1. Minutes – February 15, 2024 Eaton Housing Authority Meeting**

*Mayor Pro Tem Heid moved to approve the Consent Agenda as written.*

Trustee Lewis seconded, and the motion passed unanimously, 5-0.

**NEW BUSINESS**

**2. EHA Resolution No. 2024-02, Housing Authority Audit Exemption**

Alan Holberg of Anderson & Whitney, PC, gave a summary that stated that EHA is a separate entity from the Town and two years ago, Senior Housing Options (SHO) organization was hired to manage the HUD housing project with the duties of the majority of payroll, accounts payable collecting rent and overseeing the HUD forms. Since SHO is a nonprofit organization, their auditing procedures differ from the Town's and local municipalities. EHA brings in less than \$750,000 in rent and HUD subsidiaries and does not spend over \$750,000 in expenses, the recommendation is to file an audit exemption for the fiscal year of 2023 with the State of CO.

*Trustee Winter moved to approve the Housing Authority of the Town of Eaton Resolution No. 2024-02, a Resolution Approving an Exemption From Audit for the Fiscal Year 2023 for the Housing Authority of the Town of Eaton.*

Trustee Ledall seconded, and the motion passed unanimously, 5-0.

Faith Smith, Finance Director added that last month a new CSafe account was added, and in this packet, there is an Income Statement Sheet for January 2024, there will be a budget variance to track the money in the CSafe account.

**ADJOURN**

Mayor Moser adjourned the March 21, 2024, Eaton Housing Authority Regular Meeting at 7:59 p.m.

*Margaret Jane Winter Town Clerk*