

**Connections for Independent Living
Board of Directors Meeting
June 19, 2024**

Meeting attendees:

Elizabeth Mahoney, Chair x
Kate Howell, Vice Chair x
Rochelle Mitchell, Chief Executive Officer x
Tim Wilson, Board Member x
Lou Steinberg, Treasurer x
Mary Jo Brockshus, Board Member x
James Childress, Board Member x
Norma Barrantey, Board Member

Absent:

Tony Gonzalez, Secretary

Meeting called to order at 12:31 pm

Review of May 2024 minutes.

Welcome to James, our newest Board member.

Thanked Rochelle for being here on Juneteenth holiday.

One edit to the minutes - [call to order time changed to PM not AM](#). Lou motioned to accept them. Mary Jo seconded the motion. Everyone approved.

Digital Vote at 12:34 pm

None this month.

Financial Committee/Report Updates shared by Lou 12:34 pm

May P&L showed a loss but we got an update from the accountant and changes in other expenses so only lost \$1458 but didn't because of unusual staff training and conferences that took up the budget. Made money in May but because of this

Rochelle updated the Board about the CDLE State General Funds Draft Budget briefly (more details will be shared during the Operations and Executive Director Report).

Mary Jo asked if funds can roll over to the next year. Rochelle said state general funds must be spent before June 30, 2024.

The CDLE Budget is still costing us money. We still do not have our report yet.

Balance sheet is fine.

Outline for the state audit and the budget we provided was in your Board Packet. We need to give Rochelle approval on this. Rochelle said the CDLE State General Funds is on track with what we'll be budgeting. It has to fit into our Fiscal Year that is left and next year's Operational Budget (starting this in Aug 2024). This is a new format this year from MS Excel to MS Word. The Board did this last year too.

Any questions?

James Childress asked about the 7 items in the Accounts Receivables that are beyond 90 days. Rochelle explained that some are from the Interpreting Department, Pinnacle and the rest will be written off as bad debt before the end of our fiscal year. It will be a pretty small amount. Sounds like it is being addressed.

Rochelle said we have outstanding Accounts Payables pending \$4,000 as well. Insurance hasn't come in yet for ServePro.

Operations and Executive Director Report at 12:45 pm

Rochelle asked if there were any questions about the Dashboard?

Elizabeth said everything is back to normal with Consumer Services now that everyone is back in the office. Housing wait list, Elizabeth didn't see a number on it. We found out from the State that we are purging the waitlist. Will be receiving 30 vouchers that we can put back into circulation. Then they have to be onboarded and will work with ILS to understand the parameters of their lease and see what is available. There is a new apartment complex out West with a few accessible apartments.

16 EHV Active

130 HCV Active

20 SHV Active

1 homeownership voucher

Waitlist 131

Weld Trust Summer Cycle - no funding cycle has been released yet.

Mary Jo asked about the Board members making contributions - Colorado Gives Day in November - will count for 2025. Rochelle said she will have Jessica check on the list for the 2023 contributions (count for 2024) as showing 0%. ~ [Michele emailed Jessica about this 6/21/24.](#)

Norma asked about the availability of housing. Apartment complex has 3 units. Asked if the Government is working with these apartments? Rochelle shared they do not. Rochelle shared that the Governor's Housing Plan is trying to make incentives for builders that build to Universal Code from the State Level. The builder/property owner can rent it to anyone they like. We do not know if stars will be aligned - have paid a month's rent early for someone that we knew would go through the process quickly. Lou shared working with the City on local legislation and giving us an opportunity to get someone with disabilities in there. There is no legislation around this currently. There needs to be an incentive for the Property Owners/Builders to hold onto it.

Norma asked if the price of the rent was the same or discounted. The law says they can't charge more. The price is fixed according to the voucher. They must fall into the Voucher parameters (roommate, income, working hours, etc). It is restrictive and we have found that Property Owners find out what a Section 8 voucher is and raise their rent. Section 8 is guaranteed income (paid by the government and we work with them to make them a golden tenant). They are desirable tenants.

Lou shared that he knows lenders sometimes prefer Section 8 housing vouchers as it is guaranteed income. Rochelle said that in the past Section 8 might have been seen as a negative in the past but we share a very different narrative than this. We have a really good program. Our case worker helps every single person. We use our CDLE money - subsidizing with State General Fund monies in order to fund the housing process and the DOH side. This is the highest level of need Connections has.

Norma asked if Rochelle thinks it is a lack of education on the part of the investors/business owners/property owners part vs serving people in true need?

Rochelle said she was absolutely right. The old narrative of undesirable Section 8 vouchers. Statisticians showed that section 8 tenants have reliable income. The Board discussed side-by-side comparisons in renters. They may have their own biases. It is illegal to not rent to someone with a Section 8 voucher.

Mary Jo shared the State of CO for residential tenants - background checks are allowed but not credit checks are not allowed any longer though they will have to prove income.

Rochelle said it is also a state law that you can't run a credit check (on personal finances) on Executive employees any longer. Background checks are allowed. It is a personal infringement and discriminatory. You can't make anyone sign a non-compete in Colorado as you can't prevent someone from earning income somewhere else.

Elizabeth asked about the VIP Program, position will be available at the end of the month. Will that be shared with the Veterans Resource Center? Rochelle said it already did. Tried to get Heather to stay. Last day is June 30, 2024. It is on Indeed, Colorado Job Board, UNC. The Director of Programs is also out there. Please share them. They are on FB and IG as well. Our last candidates came from social media. CSU is a paid job board and requires a fee.

Kate asked who was the Director of Programs and Services? No one, it is a new program. \$68K to start.

Any more questions about the Dashboard? None.

Building update

- Off the generator (1 month on) - Xcel Energy flipped a switch.
- Got a new hot water heater for \$2400.
- Still have some flood damage (ground water/sewer).
- Walls still a little wet, fans blowing/air purifiers going.
- Landscape people came out yesterday.
- Bug infestation cleaned up.

CDLE State General Funds Draft Budget

- Rochelle shared the budget with the Board.
- This is the draft budget that was asked of me in Feb 2024.
- Rochelle's job is not paid for by the state General Funds budget.
- Little leeway on travel, training or technology (we have the maximum allowable) included.
- In compliance with what is received in State General Funds and Ticket-to-Work Money
- Nothing is out of the ordinary - the new position (Director of Program Services), and administrative costs of that position will be covered.
- James asked if the Indirect Cost Rate has been updated? Rochelle shared it has not.
- James asked if we are including the potential Cost of Living? We have 2% included.

The board agreed they saw this and understood this and it is in line so far with what is in line for the Operations Budget next year/

Old Business 1:27 pm

James, how is onboarding going? Good

Executive Committee Update

Board Retreat July 20th at Remax from 9 am - 1 pm

Financials discussed

Meet again next Wednesday (Planning Committee) for the final agenda

Does the committee have any updates? Elizabeth said they talked about how much Josh has done. Will sign a card in July for all he has done.

Mary Jo asked if the Board would be okay with Texas Roadhouse gift cards? Everyone agreed.

Starting on August 21, 2024 - we will be able to do hybrid meetings as long as the office is available.

Norma, Mary Jo and James - (James will be out of state then), Mary Jo can meet in person, Tim said he needs to join virtually

Elizabeth asked if Connections was trying to do some sort of camera on the TV? Approved funding from the tech grant. It hasn't been ordered yet. Lou shared he has a few cameras that go on computers. Rochelle said we have to talk to CoreCat. He said it is a simple plug and play. Tim said personal ones would not suffice. Lou said we could try it.

Rochelle asked about James onboarding - did everyone receive it? The consensus was yet. Rochelle asked that the Board have info@connections4il.org in your email address book.

New Business: at 1:39 pm

Board Portal was updated by Rochelle, Michele and Jessica and will make sure it stays updated.

1. To get there: <http://connectionscolorado.org>
2. About Us tab
 - Board of Directors - bios and photographs are listed here
 - Board Information circle - password protected (Jessica and Josh can change it too)
 - Roster - updated 06/21/24
 - Past Minutes
 - Calendar with zoom link
 - Policy and BiLaws
 - Employee Handbook
 - Emergency Communications
 - Succession Planning
 - Spending Policy, etc.

Nametags

Everyone has theirs and Award Alliance can

NOCOWIB

Looking to increase our participation so that we can ask Kristi Helzer if we can get back on the Sister to Sister Nonprofits list going forward. Kate and Elizabeth have attended. Norma did attend too. Talk about Veterans Program, Youth Summer program, etc or put things on their resources table. Elizabeth asked if a staff member could go? Jessica would be the only staff member that could represent and the timing didn't work for her in the past.

Non-Attorney Rep Test Update

Rochelle shared that two staff members took the test last week to be a Social Security Disability Representative for CIL. We will find out in the Fall 2024 if they passed the test.

Is there any other new business? None

Meeting adjourned at 1:57 pm James motioned and Kate seconded.