

**AGENDA**  
**May Regular Board of Commissioners Meeting**

POSTED GJHA  
MAY 09 2025 PM 12:38

**Grand Junction Housing Authority ("GJHA")**  
8 Foresight Circle, Grand Junction CO 81505

**May 13, 2025 at 5:00 p.m.**  
**Zoom Link:** <https://bit.ly/4aSluqn>  
Dinner will be provided

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- |  | <i>Estimated Time</i> |
|--|-----------------------|
| 1. Call to Order and Roll Call   |                       |
| 2. Disclosure of Direct or Indirect Conflict of Interest – Bernie Buescher, Board Chair  | <i>5 Minutes</i>      |
| 3. Welcome New City Council Representative Board Member, Laurel Cole   | <i>5 Minutes</i>      |
| 4. Consent Agenda – Bernie Buescher, Board Chair   | <i>5 Minutes</i>      |
| a. Request for Adoption of the Minutes of the March 27, 2025, Special Meeting of the Board of Commissioners  |                       |
| b. Request for Adoption of the Minutes of the April 8, 2025, Regular Meeting of the Board of Commissioners   |                       |
| 5. Vision and Values Discussion – Beth McGrath and Ashleigh O’Leary, HR Director   | <i>20 Minutes</i>     |
| 6. Finance and Audit Committee Report – John Howe, Committee Chair and Sheila Brubacher, Controller  | <i>15 Minutes</i>     |
| a. Cash Snapshot – Sheila Brubacher, Controller  |                       |
| b. Past Due Rent Report Review – Sheila Brubacher, Controller and Krista Ubersox, Asset Manager  |                       |
| c. Bad Debt Report Review – Sheila Brubacher, Controller and Krista Ubersox, Asset Manager   |                       |
| d. Next Step 2023-2025 Program Cycle Update – Scott Aker, COO  |                       |
| i. Memo attached   |                       |
| e. 2026 Budget Development Timeline – Sheila Brubacher, Controller   |                       |
| 7. Development Update – Scott Aker, COO and Brian Rusche, Development Director   | <i>30 Minutes</i>     |
| a. Salt Flats  |                       |
| b. The Current   |                       |
| 8. Request Approval for Additional Pay to Acting CEO in Accordance with the Succession and Business Continuity Guide – Ashleigh O’Leary, HR Director | <i>10 Minutes</i>     |
| 9. Other Business, if any  |                       |
| a. Walnut Park Interior Upgrade Project Completion – Krista Ubersox, Asset Manager;  |                       |
| b. CFO/Contract CFO Services – Scott Aker, COO, and Ashleigh O’Leary, HR Director;   |                       |
| c. Annual Meeting – Ashleigh O’Leary, HR Director, and Kate Schaneman, Business Operations Assistant   |                       |
| 10. Timeline for CEO Selection Process – Ashleigh O’Leary and Bernie Buescher, Board Chair   | <i>15 Minutes</i>     |
| 11. Adjourn  |                       |

**\*Backup call-in option: 970-208-9594, Passcode: 0388**  
**(This line is not monitored and is only used in the event the virtual meeting is unavailable.)**