



# GRAND JUNCTION HOUSING AUTHORITY

HUMANITY • BALANCE • INTEGRITY • PROFESSIONALISM • COLLABORATION

POSTED GJHA  
AUG 08 2025 PM01:24

## AGENDA

### August Regular Board of Commissioners Meeting

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

**August 12, 2025 at 5:00 p.m.**  
**Zoom Link:** <https://bit.ly/4jz07hJ>  
Dinner will be provided

---

#### *Estimated Time*

1. Call to Order and Roll Call
2. Disclosure of Direct or Indirect Conflict of Interest – Bernie Buescher, Board Chair 5 Minutes
3. Mission, Vision, and Values – Bernie Buescher, Board Chair 5 Minutes
4. Consent Agenda 5 Minutes
  - a. Request for Adoption of the Minutes of the June 10, 2025, Regular Meeting of the Board of Commissioners
5. Finance Items – Sheila Brubacher, Controller 45 Minutes
  - a. Status Update on Audit of 2024 Financial Statements
  - b. Second Quarter Financial Statement Review
  - c. Past Due Rent Report Review
  - d. Cash Snapshot
  - e. 2025 Budget Revisions
    - i. Approve Resolution 2025-08-01 Adopting Amended Budgets For Calendar Year 2025 For The Highlands LLLP, The Highlands 2 LLLP, 2814 LLLP, And Arbor Vista LLLP
    - ii. Approve Resolution 2025-008-02 Adopting Amended Consolidated Budget For Fiscal Year 2025
  - f. Voucher Utilization Update
6. Development Update – Scott Aker, COO and Acting CEO, and Brian Rusche, Development Director 10 Minutes
  - a. The Current
  - b. Salt Flats
7. Appointment of Ashleigh O’Leary as Temporary Assistant Secretary for Board of Commissioners for Sole Purpose of Attesting to Chief Executive Officer Employment Agreement if Approved Under Agenda Item No. 10. 10 Minutes
8. Other Business, if any
9. CEO Employment Agreement – Ashleigh O’Leary, HR Director 45 Minutes



**AGENDA**  
Grand Junction Housing Authority  
August Board of Commissioners Meeting  
Page 2 of 2

---

- a. Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) (concerning negotiations with Scott Aker regarding The Chief Executive Officer Employment Agreement and NOT involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees; AND for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e).
  - b. Possible Executive Session for a conference with the Housing Authority's outside legal counsel for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) related to the proposed Chief Executive Officer Employment Agreement.
10. Possible action for Approving and Authorizing Execution of Chief Executive Officer Employment Agreement by Chair of the Board of Commissioner and Temporary Assistant Secretary *10 Minutes*
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.)