



SHAVANO CONSERVATION DISTRICT
102 Par Place, Suite 4, Montrose, CO 81401
December 15, 2020
via Zoom virtual meeting

SPECIAL MEETING MINUTES

Present: Ken Lipton, Lanny Denham, Eddie Atencio, Shelly Malish, Jack Brungardt, Penny Bishop/DM

Absent: Roxi Stewart (Excused)

Others Present: No Others

The meeting was called to order at 1:02 pm by President Ken Lipton. A quorum was present. Ken Lipton led the pledge of allegiance.

Additions to the agenda: None

No Minutes were reviewed or approved at this meeting.

New & District Business

Resolution to Approve and Adopt 2021 Budget: The Board reviewed the 2021 Budget and the Resolution to Approve and Adopt 2021 Budget documents as presented by Penny Bishop.

- ❖ Michelle Malish moved to approve the Resolution to Approve and Adopt the 2020 Budget as written. Eddie Atencio seconded the motion and it was carried. All in favor and no opposed.

Resolution to Appropriate Funds for 2021: The Board reviewed the Resolution to Appropriate Funds for 2021 document as presented by Penny Bishop.

- ❖ Eddie Atencio moved to approve the Resolution to Appropriate Funds for 2021 as written. Michelle Malish seconded the motion and it was carried. All in favor and no opposed.

Review Rental Rates for the Shavano Building: Board reviewed the current rental rates for the Shavano Building and determined that rates should be adjusted as there have been no rate increase since January 2018 and there have been increased expenses incurred by the SCD. The Board took into consideration the going rental rates of \$1.02-\$1.06/sf/month and agreed that SCD was not going to raise to current market rates. Board directed Penny Bishop to increase rents to .90/sf/month for units above 750sf and .95/sf/month for units below that threshold. Consideration was also taken into account for tenants of Non-profit status and tenants that only use units for storage therefore, their rates were also adjust but not to the increased rental rate. Penny Bishop was instructed to send out rate increase notices to take effect on February 1, 2021.

- ❖ Michelle Malish made a motion to approve the rent increases for the Shavano Building tenants as stated and make the rate increase effective February 1, 2021. Jack Brungardt seconded the motion and it was carried.

Executive Session pursuant to CRS 24-6-402(3)(b)(1) regarding personnel matters.

- ❖ Lanny Denham moved to enter into Executive Session pursuant to CRS Section 24-6-402(3)(b)(1) to discuss personnel matter at 1:41 pm. Michelle Malish seconded the motion and it was carried.

Regular Session was reconvened at 1:54 pm.

After returning to regular session:

- ❖ Jack Brungardt made a motion to approve employee salary increases for the 2020 year. Michelle Malish seconded the motion and it was carried.

Being no further business to discuss,

- ❖ Lanny Denham moved to adjourn the meeting. Eddie Atencio seconded the motion and it was carried.

The meeting adjourned 1:58pm.

12/15/20

The next meeting will be held on Tuesday, **January 12, 2021 at 6:30 pm** with the location to be determined.

Respectfully Submitted,

Ken Lipton, President

Lanny Denham, Vice-President