

Date	April 9, 2008
Members Present	Eric Blackhurst, Karla Porter, Jack Dinsmoor, CJ Jensen, Bill Pinkham
Staff Present	Rita Kurleja, Jeri Frederick, Mariann Pugh
Guests	Joe Wise, Christian Collinet

The April 9, 2008 meeting of the Estes Park Housing Authority Board of Commissioners was called to order by Eric Blackhurst at 8:30 a.m. of room 130 of Town Hall.

APPROVAL OF MINUTES

Motion to approve Minutes of the March 12, 2008 Board of Commissioners meeting was made by Karla Porter and seconded by Bill Pinkham. All Ayes. Motion passes.

FINANCIALS

No financials to report.

A. Resolution #53 is to approve a loan of \$380,249 to The Pines Apartments.

Motion to approve a 5% loan between The Estes Park Housing Authority and The Pines Apartments of \$380,249 was made by Jack Dinsmoor and seconded by Karla Porter. All Ayes. Motion passes.

DEVELOPMENT UPDATES

A. Vista Ridge- Joe Wise reports that another affordable at Vista Ridge will close before the next board meeting.

COMPLEX UPDATES

- A. Talons Pointe-Mariann Pugh reports no vacancies last month. She is going through one eviction with one tenant. There is rent raise of 5% at Lone Tree and Talons Pointe this year.
- B. Cleave Street-Rita reports one vacancy for March but it has since been leased. A second vacancy will occur May 1st and it has already been leased.
- C. The Pines-
 - i. Occupancy and Delinquency-The Pines senior rentals have been full for several months. No delinquencies reported.
 - ii. Sales Status-Christian Collinet reports Unit #6 at The Pines is a cash sale and will close soon. Another unit has been made an offer on and is in motion to be approved. For sale.
 - iii. Unit #1 Owners-The Homrighausens will be offered a second year of HOA fees.
 - iv. Patios-Rita is getting bids for patios. Homrighausens do not want a door leading directly out onto the patio from their unit. They have asked that we preserve their view as much as possible when putting in the balcony upstairs above them.
 - v. Refinancing Proposals-Rita presented two proposals for refinancing.

Motion to accept the proposal for refinancing of The Pines from the Bank of Colorado was made by Jack Dinsmoor and seconded by Bill Pinkham. All Ayes/Bill. Karla Porter abstained from voting.

- vi. Lease-Up Status- Two units in Building # 3 have been leased. No delinquencies.
- vii. Resolution to transfer Personal Property from The Pines to The Pines HOA is postponed.

REPORTS, UPDATES, AND OTHER MISCELLANEOUS ITEMS

- A. Bill Pinkham turned in his resignation, giving up his Commissioner position with EPHA to become Mayor of Estes Park.
- B. New Board Member Process- Eric Blackhurst, Jack Dinsmoor and C.J. Jensen have volunteered to be on the committee to appoint a new board member.
- C. Elkhorn Property Update-Rita attended the Elkhorn Property Planning process meeting last week. She reports that it went well.
- D. Executive Director Report- 1) Rita is attending tax credit training in Philadelphia.
2) She went to Priority Management Training in March that she feels has benefited her greatly.

ADJOURNMENT

10:02 a.m.

Respectfully Submitted,

 FOR JERI FREDERICK.

Jeri Frederick
Administrative Assistant
Estes Park Housing Authority