

Date	April 8, 2009
Members Present	Eric Blackhurst, Karla Porter, Jack Dinsmoor, CJ Jensen, Matthew Heiser
Staff Present	Rita Kurelja, Erin Tice, Mariann Pugh
Guests	Joe Wise, Greg White

The April 8, 2009 meeting of the Estes Park Housing Authority Board of Commissioners was called to order by Eric Blackhurst at 8:30 am in Room 203 of Town Hall.

APPROVAL OF MINUTES

Minutes of the March 11, 2009 meeting were approved as submitted with no objections by Eric Blackhurst.

FINANCIALS

A. Executive Director Expenses

Rita Kurelja presented reimbursement request for Mileage(\$154.55) and cell phone for Jan, Feb. and March.(\$140.13). **Motion was made to approve by CJ Jensen and approved by Matthew Heiser. All voted Aye and motion passed.**

DEVELOPMENT UPDATES

A. Vista Ridge

1. Sales update: Joe Wise reported that one of the remaining affordable units was placed under contract. Buyer is a Town of Estes Park employee. Scheduled to close end of the April.

COMPLEX UPDATE

A. The Pines

1. Sales Status: Rita Kurelja reported that one of the units that was under contract (1-7) has fallen through and unit will be back on the market.
2. Patios: Rita is in talks with contractor regarding timing on the patios in building 3.
 - a. The Pines Rentals
 1. Occupancy and delinquency: No delinquency; 1 vacancies in building 3; however is leased as of April 1.

B. Talons Pointe

1. Occupancy and delinquency: One vacancy as of the end of March. Vacancy loss was \$-287.83; delinquency at \$2385.00.
2. Other: Mariann reported that a no smoking policy is being instituted/considered for all of HACOL properties. HACOL will be meeting with residents to discuss. Discussion ensued on the pros and cons of making units non-smoking and that potentially rights were being violated. Rita will meet with HACOL staff to discuss and bring back additional information to the Board next month.

C. Cleave Street

1. Occupancy and delinquency: End of March one vacancy: no delinquency.
2. Other: Rita is continuing to meet with contractors to get ideas and bids for furnace/metering options.

REPORTS, UPDATES AND OTHER MISCELLANEOUS ITEMS

- A. The Neighborhood – Attorney Greg White and Rita Kurelja reported on the request(s) from Mr. Kochevar for EPHA assistance with the Neighborhood. Specifically, the transaction that would require a \$20,000 donation to the EPHA, the EPHA would then donate it to the buyer. Several questions arose including: 1. Is there an issue with the appraisal?, 2. Is this unethical use of the Housing Authority's non profit status and others. Rita and Greg will meet with Mr. Kochevar to discuss the Board's concerns and report back.
- B. Down Payment Assistance Program – We are continuing with putting this program together with the Board of REALTORS and will continue to report back to the Board.
- C. Lot 4 Study session: An initial Study session is needed: May 8th, 2009 at 8:30 am.
- D. Executive Director Report
 - Rita is taking Priority Management with Outlook.
- E. Any other business

There being no further business, Eric Blackhurst adjourned the meeting at 9:55 a.m.

Rita Kurelja, Executive Director