

## **Estes Park Housing Authority**

Date	July 11, 2007
Board Members Present	Eric Blackhurst, Karla Porter, Jack Dinsmoor
Board Members Absent	CJ Jensen, Bill Pinkham
Staff Present	Rita Kurelja, Jeri Frederick, Duncan Riley, Mariann Pugh
Guests	Christian Collinet, Joe Wise

The July 11, 2007 meeting of the Estes Park Housing Authority Board of Commissioners was called to order by Eric Blackhurst at 8:32 a.m. in Room 203 of the Estes Park Town Hall.

### **APPROVAL OF MINUTES**

**Motion was made to approve June 13, 2007 minutes of the Estes Park Housing Authority Board of Commissioners meeting by Karla Porter and seconded by Jack Dinsmoor. All voted AYE. Motion passed.**

### **FINANCIALS**

A. No Financials this month

### **DEVELOPMENT UPDATES**

A. Vista Ridge

- i. Phase 4-We have Certificates of Occupancy for all units.
  - a. Construction Update-Landscaping is complete as is the sidewalks. Salud behind Vista Ridge did a nice job of landscaping. There are complaints of trash blowing across the street.
  - b. Sales update-Christian Reports that 8 units have sold. The affordables that have sold are the town houses on the ends of each building. Two market rates have sold. Those are the four bedroom at 1921 and the three bedroom at 1925. Most new business is coming to Joe Wise via the internet. Prices are holding in Estes Park but sales have slowed. Three of 11 condos for sale in Estes Park were at Vista Ridge.

### **COMPLEX UPDATES**

A. Talons Point

- i. Mariann reports that there are no vacancies. Two tenants have paid past due bills. Mariann had Bingo night to pull the tenants together but it's summer and residents were probably busy with summer jobs.

B. Cleave Street

- i. Rita reports zero vacancies. The laundry room has been painted. The new stackable washer and dryer will be installed soon. The picnic table has been delivered. There was some tire slashing in the parking lot last week. A police report was filed. There are often parking issues with tourist parking in tenants spaces in the summer.

C. The Pines

- i. Rita reports 4 vacancies with several promising tenants. No delinquencies.
- ii. Sales Status-Christian reports that the showing of The Pines is good in numbers but he feels as if people are hovering, looking for a deal. He recommends that you not lower the price at all but look to other incentives to close the deal.
- iii. Rita suggest perhaps increase the 2%/2% buyer-seller commission to 5% as an incentive to get Realtors to show the place more often. Rita and Duncan are working to make The Pines shine. Duncan is painting the trim and added flower pots on the porch. Rita has picked out new light fixtures for inside and out for the commons areas.
- iv. Financial Update/HOA-Rita reports that The Pines currently has three budgets-Operating, Development and HOA. Since the HOA is responsible for grounds, water and sewer and no one is paying into HOA fees then Development fees will have to pay those costs for now. \$20,000 was transferred from Development into HOA to cover those costs as a temporary loan.

**Rita pls check this for me-did I get that commission right and the HOA report?**

**REPORTS, UPDATES, AND OTHER MISCELLANEOUS ITEMS**

- A. Needs Assessment-We received full funding for the Needs Assessment which will be done this Fall.**R, do you want to mention the company name here?**
- B. Bill Hettinger will be coming to Estes Park to spend the morning on October 1<sup>st</sup>. He wrote the book Living and Working in Paradise. Randy Rapola thinks there is value in hearing him speak. Hettinger is charging \$2,000. EPHA can pay but would like to see other organizations put in donations.

**ANY OTHER BUSINESS**

- A. Rita mentions that the Town's Fish hatchery property might be used for housing.
- B. Rita is meeting with Randy to talk about taking over the housing program the Town has for employees.

**ADJOURNMENT**

9:50 a.m.

Respectively submitted,



Jeri Frederick  
Administrative Assistant