

Date	June 9, 2010
Members Present	Eric Blackhurst, Jack Dinsmoor, Matthew Heiser,
Members Absent	Karla Porter, CJ Jensen
Staff Present	Rita Kurelja, Moofie Miller

The June 9, 2010 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 May 12, 2010 meeting were approved as submitted with no objections by Eric Blackhurst.

FINANCIALS

No financials to report

COMPLEX AND DEVELOPMENT UPDATE

A. Talons Pointe

1. Occupancy and delinquency: Moofie Miller reported 1 vacancy at end of May. Delinquency of \$1401.77
2. Capital Needs Assessment: Bill Rumley presented the CNA that had been done for Talons Pointe. Bill explained that this is a 'fluid' document that changes as the need changes. Funds are deposited monthly for deposit to Reserve Replacement. Amount is set by lenders and investors. Rarely enough to cover ALL needed expenses.
3. Policy: Moofie discussed as requested the breach in policy that had occurred when a tenant moved in. She assured the Board that this was NOT an ongoing occurrence and that this proved to be a learning experience.
4. Transition Update: Rita Kurelja reported that John Hancock had given preliminary approval for EPHA to take over the management of TP. They were awaiting a 2011 budget which Rita and Sharlet were working on.

B. Vista Ridge

1. Sales update: Christian Collinet reported that sales and showing were very slow. It is being considered to rent an additional unit.

C. The Pines

1. Sales Status: Christian Collinet reported that there have been some very positive showings and he anticipated a unit would be under contract shortly. We are also submitting an application to Rural Development for a current tenant.
2. Pines Rentals:
Occupancy Delinquency: Four vacant units at the end of May, 2 in the senior portion. Both of those will be leased in early June. No delinquencies.

D. Cleave Street

1. Occupancy and delinquency: Rita Kurelja reported one vacancy at the end of May. No delinquencies.
2. Rita reported that there had been a gas leak at Cleave Street. Found to be in a stove.

REPORTS, UPDATES AND OTHER MISCELLANEOUS ITEMS

A . Down Payment Assistance: Rita reported that the Town had approved the use of Bond Park for a Pig Roast/BBQ to be utilized as a fund raiser.

C. Executive Director Report:

1. Board responses: Rita asked the Board to respond to her on their attendance to Board meetings.
2. Lot 4 Market Study: Discussion on whether to move ahead with a Market Study to determine the need for additional rental housing. Although the overall Market is in flux it was decided to move ahead with a Market Study.

Motion to direct staff to send out an RFP for a Market Study for Lot 4, was made by Matthew Heiser and seconded by Jack Dinsmoor. Motion passed.

D. Any other business:

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

Rita Kurelja
Executive Director
Estes Park Housing Authority