

## Estes Park Housing Authority (EPHA) Board Meeting

<b>Date:</b>	March 8, 2006
<b>Members Present:</b>	Jack Dinsmoor; Bill Pinkham; Eric Blackhurst; CJ Jensen
<b>Members Absent:</b>	Karla Porter
<b>Staff Present:</b>	Rita Kurelja, Jeri Frederick
<b>Others Present:</b>	Mariann Pugh , Joe Wise
<b>Guests:</b>	

The March 8, 2006 meeting of the Estes Park Housing Authority was called to order by Chairperson Eric Blackhurst at 8:40 a.m. in room 203 of the Estes Park Municipal Building.

### APPROVAL OF MINUTES

Motion was made and seconded to approve February 8, 2006 minutes of Estes Park Housing Authority Board of Commissioners meeting. All voted Aye. **Motion to approve the February 8, 2006 minutes of the Estes Park Housing Authority passed.**

### DEVELOPMENT UPDATES

#### A. Vista Ridge

##### **i. Phase 3.**

Two affordable units are left. Joe Wise and Mariann gave a brief description of possible buyers. They look good and will probably succeed at obtaining a contract.

##### **ii. Phase 4.**

- a. Construction update:** Construction is moving along. Twelve units will be affordable the others are at market. This phase is very attractive since the units are south and east facing and will have a bright, airy feel.
- b. Financing:** 51% has to be sold of this phase to secure FHA approval.

### COMPLEX UPDATES

#### **A. Talons Pointe:**

44 Units, 43 are occupied. The last one will have an occupant as of April 1. The vacancy rate is 9% less than budgeted for January. The delinquency is \$7305 for February. Mariann had a breakfast in the clubhouse to try to bring residents out to socialize, she had six in attendance. She is also in the process of coming up with a newsletter for Talons Pointe residents. The next resident council meeting is the last Sunday of the month at 3:30p.m. She is considering having the Wildlife Division in to give a safety talk. There was an elk kill by a mountain lion on site. Plus there are coyotes brave enough to come onto people's patios. Eric Blackhurst praised Mariann for creating a community feel there with all she's doing.

#### **B. Cleave Street:**

100% occupancy at this time. The delinquency is \$565.00. And the Vacancy rate budget is 19.06% over budgeted amount. The one delinquency is due to a long time resident's loss of employment hours. Rita is working with him. Business owner across the street gave praise to Jack about the look of the project and how well behaved the residents are.

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

**A. Computer purchase:**

The office has one computer that is aging and very slow. Rita has a bid from the town for \$1200 for a Dell. The software licenses will be added to the Loveland Housing Authority Network.

**Motion was made to allow Rita to purchase a new desktop computer from the Town's bid. All voted Aye and motion passed.**

**B. School District:**

Rita is working with the school district to see what housing issues EPHA can help with or even if there is that interest. We sent out 200 surveys and within 4 business days 40 (20%) came back. We'll compile the results and report back at a later time.

**C. Larimer County Consortium:**

Larimer County Consortium is forming to assist all county municipalities instead of just Ft. Collins in obtaining HOME funds. Ft. Collins is giving up its exclusive funding of \$650,000 to be a part of the county consortium which can access \$1.1 million. Rita will pass more information on the Consortium to Board members later.

**D. Vacation:**

Rita's vacation is from March 27-April 5. Permission granted to be gone.

Unfortunately Jeri will be gone March 24-April 2 too.

Bill Pinkham will be out of state April 7-19

**OTHER**

Bill shared a graph from the Town of Estes that shows the housing sells going up. It shows we are in line with other mountain communities around the state. Rita recommends the reading of Living and Working in Paradise by Bill Hettinger.

**Motion to Adjourn to Executive Session. All voted Aye and motion passed. 9:20 a.m.**

**EXECUTIVE SESSION**

**RECONVENE**

Reconvened at 9:53

**Motion was made to instruct EPHA to proceed with investigations and negotiations of acquisition of Pine Knoll Apartments**

**ADJOURN**

**Motion to adjourn was made by made and seconded. All voted Aye. Meeting was adjourned at 9:55 am.**

Respectfully submitted,



Jeff Frederick  
Estes Park Housing Authority