

Date	March 14, 2007
Members Present	Eric Blackhurst, Karla Porter, Jack Dinsmoor, CJ Jensen, Bill Pinkham
Staff Present	Rita Kurelja, Jeri Frederick, Mariann Pugh
Guests	Joe Wise

The March 14, 2007 meeting of the Board of Commissioners of the Estes Park Housing Authority was held in Room 203 of the Town Hall and called to order by Chairperson Eric Blackhurst at 8:30 a.m.

1. APPROVAL OF MINUTES

Motion to approve the February 14, 2007 minutes of the Estes Park Housing Authority was made by Bill Pinkham and seconded by Karla Porter. All Ayes. Motion passed.

2. SALES REPORT

i. Pine Knoll Sales Status: Pine Knoll has had 4 showing. Christian Collinet has put up a web site-www. ThePinesOfEstespark.com and has had 74 hits. Paper Advertising has brought in 7 direct office inquiries. The sign on the property has brought in 5 inquiries. The open house has brought in 15 guest and 35 flyers have been picked up at the property. No sales but it's a new listing and will be on the Realtors Tour tomorrow.

ii. Vista Ridge Sales Status: Two affordable units are sold and the first market rate has just entered into a contract. Buyers want the furniture included and we have agreed.

3. FINANCIALS

A. A proposed Pine Knoll Operating Budget for 2007 was presented by Rita Kurelja. The HOA budget for The Pines was discussed. Bill Pinkham would like to see asterisks placed by all items that are picked up by The Pines HOA

Motion to pass the Pine Knoll Operating Budget as presented was made by Bill Pinkham and seconded by CJ Jensen. All Ayes. Motion passed.

4. DEVELOPMENT UPDATES

A. Vista Ridge:

i. Phase 4

a. Construction Update: Phase 4 is close to completion and TCO's Landscaping is still needed. There will be a meeting of Rita Kurelja, Bill Pinkham, Bob Joseph and others this Friday to discuss the issues that occurred on the VR project and discuss town coordination procedures for future EPHA projects.

5. COMPLEX UPDATES

A. Talons Pointe

i. Occupancy and Delinquency-Mariann. There are four vacancies :one has been filled. Delinquency is \$4,082.45 from two tenants. Mariann and Moofie Miller are working on marketing.

B. Cleave Street

ii. Occupancy and Delinquency - Rita Kurelja. In February there was one vacancy and new tenants are scheduled to move in this week. There are delinquencies from 2 tenants.

C. Pine Knoll: Currently there are 6 vacant units.

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

A. Update on Re-Sale of Vista Ridge Units. Last meeting Eric asked if he could be involved in the re-sale of Vista Ridge as a Realtor. Eric is withdrawing his request over concerns from Greg White.

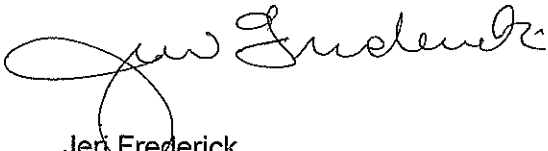
B. Needs Assessment: Rita is working with the DOH for funding for a Housing Needs Assessment. The EPHA will have to apply for CDBG funds and follow the States requirements.

6. **ANY OTHER BUSINESS**

A. Next meeting April 11, is at Pine Knoll.

7. **ADJOURNMENT:** 10:00 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jen Frederick". The signature is written in black ink and is positioned above the typed name.

Jen Frederick
Administrative Assistant