

Estes Park Housing Authority (EPHA) Board Meeting

Date	September 13, 2006
Members Present	Eric Blackhurst, CJ Jensen, Jack Dinsmoor, Bill Pinkham
Staff members	Rita Kurelja, Jeri Frederick, Duncan Riley, Mariann Pugh, Rich Ekwall
Members Absent	Karla Porter
Guests	Joe Wise

The September 13, 2006 meeting of the Board of Commissioners was called to order by Chairperson Eric Blackhurst at 8:30 a.m. in the Club House of Pine Knoll Apartments.

1. APPROVAL OF THE MINUTES

Motion to approve the August 9, 2006 minutes of the Estes Park Housing Authority made by Bill Pinkham and seconded by Jack Dinsmoor. All Ayes. Motion passed.

2. FINANCIALS

- A. Financial report: No financials this month
- B. Town Budget- Rita reported that she will present the proposed budget and request to the town of Estes Park as approved by EPHA Board last month.
- C. Rita reported that there was an interest payment due on the LaHip loan. (Lot 4) infrastructure. This loan is due 3/2007. Rita will bring suggestions and on this loan first part of the year.

Motion to authorize Rita to pay \$3,000 in interest to LHiP on the loan was made by Bill Pinkham, seconded by Jack Dinsmoor. All Ayes. Motion passed.

3. DEVELOPMENT UPDATES

- A. Vista Ridge
 - i. Phase 3: Rita reports that Phase 3 is done and sold out.
 - ii. Phase 4: Rich reported on Phase 4. G-1 building is dry walled and workers are installing cabinets and finishes. Rich is expecting the building to be turned over October 15th at the latest. G-2 will probably be done at the same time. The Affordable Units will be delayed until mid December. Joe Wise reported that he had an advertising blitz during Labor Day weekend but no takers so far.
 - iii. Discussion on the Fireplaces in Phase 4. Due to a contractor error, fireplaces in one building were framed in. It was discussed and decided that since this only affected 4 units, these fireplaces would stay. The prices of these units would be adjusted upwards to accommodate this.

4. COMPLEX UPDATES

- A. Talons Pointe-Mariann reported that she has some tenants with hardships but is working with them to collect payment.
- B. Cleave Street- Rita reports no vacancies or delinquencies in August however there is one vacancy as of September 1. One expensive plumbing problem occurred this last month.

C. Pine Knoll-

- i. The renovations for the rental portion complex is complete. The Condos will be done November 15th. Rita hopes to get an appraisal by the first of October and RFP to the Realtors soon after.
- ii. Lease Up Status-Currently we have rented 6 apartments at \$324, 5 at \$454 and one at \$583.00. Currently working on marketing the higher rents.
- iii. Other Pine Knoll Issues.
 - a. Resolution 48-to approve an age restricted community of 55 years and older and household composition. Resolution was read.

Motion to approve Resolution #48 made by CJ Jensen and approved by bill Pinkham. All Ayes. Motion Passed.

- b. Resolution #49-tabled for revision.

5. REPORTS, UPDATES, AND OTHER MISCELLANEOUS ITEMS

A. Section 8 Status: A purge of the section 8 list will be done in the next few weeks. After that we will reopen the Section 8 List.

B. Holiday Party. We are looking at possibly holding at the Museum.

6. ANY OTHER BUSINESS

7. ADJOURNMENT

Meeting Adjourned 9:55 a.m.

Respectively Submitted,



Jeri Frederick
Administrative Assistant