

# Estes Park Housing Authority

## May 3, 2023 Meeting Agenda – Rescheduled from May 10

<p><b>Meeting Information:</b></p> <p><b>Date:</b> Wednesday, May 3, 2023</p> <p><b>Time:</b> 8:30AM – 10:00 AM</p> <p><b>In Person:</b> US Bank Bldg – Hix Room</p> <p><b>Attendees:</b> EPHA Board Members EPHA Staff</p>	<p><b>Board Packet</b></p> <p><b>To be provided at the meeting:</b></p> <ul style="list-style-type: none"> <li>• (Draft) Board Minutes March 8, 2023</li> <li>• Complex Reports – Monthly +Quarterly</li> <li>• Financial Documents (Provided at meeting)</li> </ul>	<p><b>Board Packet Cont.</b></p> <p><b>To be provided at the meeting:</b></p> <ul style="list-style-type: none"> <li>• Executive Director Documents (if provided) <ul style="list-style-type: none"> <li>○ For Board Reference Only</li> </ul> </li> </ul>
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1. **Call to Order, Public Comments, Approval of Minutes (5 min): Blackhurst**  
**Objectives:**
  - a. Public Comment
  - b. Review and approve minutes for April 12, 2023**Outcome:** Approve or amend minutes as submitted
  
2. **Complex Updates and Reports (10 min): Moffett**  
**Objectives: Operations discussion and update**
  - a. Update on property delinquency and turnover
  - b. Other Pertinent Operations Updates
  
3. **6E Operating Plan and TOEP Agreement (10 min)**  
**Objective: Discussion and wrap up of joint study session with TEOP Board on 4/25/2023.**
  - a. Review of written scope of work draft (V4 if available)
  
4. **EPHA Financials:**  
**Objective: Quarterly Financial Review, Rent Increase Primer, Anticipated 6E Amended Budget(s)**
  - a. Quarterly Financial Review (2022 – Q2,3,4; 2023 - Q1)
  - b. Rent Increase Primer Discussion
  - c. 6E Budget Discussion
  
5. **Housing Opportunities ( 10 min): Moulton**  
**Objective: Discuss the status and next steps for existing opportunities**
  - a. Castle Ridge
    - i. **Action Item:** Authorize pre-development; spend not to exceed \$50,000.
  - b. Masonic Lodge – Update

**6. Old Business/Additional Business ( 15 min): Moulton/Blackhurst**

**Objective: Allow any additional discussion items**

- a. Workforce Housing Verifications
- b. Board Emails – CORA Requests – Convert to estes.org – completed
- c. Housing Opportunity Fund (501c3) – No Update
- d. CCRD Cases
- e. Any other new business

**7. Adjourn**