

Estes Park Housing Authority

June 8, 2022 Meeting Agenda

Meeting Information:

Date: Wednesday, June 8 2022

Time: 8:30AM – 10:00 AM

Meet in-person:

363 E Elkhorn Ave Ste 101

Main floor of the US Bank Building

Attendees:

EPHA Board Members & EPHA Staff

Preparation:

To be provided prior to meeting:

- Board Minutes April 13
- Rent Discussion
- Complex Reports
- Town Funding Request
- LHDC/EPHA \$500k Terms
- Lone Tree Costs & Scheduling
- Development Opportunity
- Current EPHA Policies
- 1st Q Financials

1. **Call to Order, Public Comments, Approval of Minutes: Blackhurst**
 - a. Public Comment
 - b. Review and approve minutes for April 13, 2022

Action Required: Approve or amend minutes as submitted
2. **Welcome new Board Member – Julia Daley**
3. **VEP Task Force Update: Dan Centurione**
4. **Rent Discussion and Complex Updates & Reports: Moulton**
 - a. Discuss 2022 Rent and Income Limits

Action Required: Motion to change rents for current and new renters

 - b. Answer questions regarding delinquency and turnover
 - c. Update on current resident or property concerns
 - i. Talons Pointe Paving Reserve Withdrawal Request
5. **Fish Hatchery: Blackhurst**
 - a. Update
6. **Annual Town Funding Request: Hawf**
 - a. Review and Discuss
7. **\$500,000 Loan with LHDC Response/Discussion: Hawf**
 - a. Review and Discuss

Action Required: Propose a motion to accept or modify
8. **Lone Tree Rehab Update: Hawf & Moulton**
 - a. Provide cost estimate and schedule options from Saunders
9. **501c3 – Housing Opportunity Fund: Hawf**
 - a. Review, Discuss, and Sign

10. Housing Opportunities: Hawf

- a. Castle Ridge – ALTA Survey (Cost \$6,200)
- b. Development Opportunity

11. EPHA Policy: Hawf

- a. Staff Update – Jessica Moffett
- b. Review and Discuss current Family Leave Policy
 - i. Town FAMLI/PFML Policy
 - ii. Town Holiday & Office Closure - add Juneteenth 6/20/22 and Veterans Day 11/11/22
 - iii. Town PTO Accrual Schedule. EPHA's Paid Time Off exceeds Town policy

Action Required: Motion to modify EPHA Policy

12. 1st Qtr. Financials: Hawf

- a. New format and Discussion on desired format

13. Old Business/Additional Business: Blackhurst

- a. Neguse Grants - unsuccessful
- b. CIRSA audit on May 5 - great score-103!!
- c. Peak View Conversion Update

14. Executive Session: For the purpose of discussing

-The purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a)

-A personnel matter under C.R.S. Section 24-6-402(4)(f) not involving:

- Any specific employees who have requested discussion of the matter in open session
- Any member of the Board (or body)
- The appointment of any person to fill an office of the Board (or body)
- Or personnel policies that do not require discussion of matters personal to particular employees

-Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, developing strategy for negotiations, and or instructing negotiators, under C.R.S. Section 24-6-402(4)(e)

15. Adjourn

Final as of 5.27.22

A complete board packet will be provided to each Board Member at the in-person meeting.