

Date: June 8, 2016  
Members Present: Eric Blackhurst, Phil Frank, Matthew Heiser, Joanna Riffelmacher and Jack Dinsmoor  
Staff Present: Rita Kurelja, Jeff Feines, Jessica McGee, Naomi Hawf,  
Guests: No guests

1. Call to Order: The June 8, 2016 meeting of the Estes Park Housing Authority Board of Directors was called to order by Chair Eric Blackhurst at 8:30AM in Room 203 of Town Hall.
2. Public Comments  
No public comments.
3. Reading and Approval of Meeting Minutes for May 11, 2016 meeting: no changes. **Minutes stand approved.**
4. Financials: None to report
5. Complex and Development Updates
  - A. Talons Pointe
    - i. Occupancy and Delinquency-Rita Kurelja: No vacancy, no vacancy loss, \$1,051 delinquent.
  - B. The Pines
    - i. Occupancy & Delinquency- Rita Kurelja: No vacancy, no vacancy loss, \$585 delinquent.
  - C. Cleave Street
    - i. Occupancy and Delinquency- Rita Kurelja: No vacancy, no vacancy loss, no delinquencies. One unit is vacant with another coming in July. .
  - D. Falcon Ridge
    - i. Development Updates: Jeff Feneis reports that Buildings A through F are complete. Building G and the Community Building will be complete this month . Building H will be completed in July. New construction superintendent is doing well. A hand-built retaining wall had to be built on the south side of F to keep the 45 degree slope in check, for safety. Completed for \$15K. We are \$36K over, which consumes the additional funding that found by reallocating some of the soft costs. Rita Kurelja and Jeff Feneis will need to meet with Sharlet . Could potentially be \$125,000 over-budget much of which is attributed to sales tax. The State reversed their ruling: EPHA tax exempt status extends into tax credit partnership as well. State will start working on around August 1. No funds have come back from the Town yet. Town has stopped charging the monthly renewal fees on the TCOs.
      - ii. Leasing update: Naomi Hawf . Some of the furniture for office and community room have been purchased Have met our lease up schedule (30 leased by June 1) and do not anticipate any issues moving forward.
  - E. Peak View Apartments
    - i. Update, Leasing and maintenance: All leased up. 3 bedroom rented. Kingswood removed the wood-burning fireplace inserts and will cap the chimneys. Concrete also needs to be replaced as well. Any additional construction there is on hold until changes are made to the Development Code.
6. Reports, Updates, and Other Miscellaneous Items
  - a. Unit Turnover Report.- Rita Kurelja: One unit moved in at Peak View, no additional turnover at the other properties
  - b. Lone Tree Village: Jeff Feneis:. 3 big capital components: sprinklers (\$600K), 3 unitsto ADA (60K), site drainage (pricey). Current gap of \$400K.May have to look at cost reductions. We are still working on rumor control Will have to do asbestos testing.

7. Old Business

A. Any additional old business

- i. Employee Handbook Draft with comments from Wes. Kurelja asks Board to look it over and make/suggest changes.

8. Executive Director Report– Recap on Housing Summit. Frank Lancaster and Kurelja met to discuss a potential Strategic Plan. Summit was a good. Very inspiring, people stayed on topic.

9. Any additional business

- i. Watch the CIRSA video: Preventing Public Official's' Liability

10. Adjourn 10:48AM

