

Date	May 11, 2016
Members Present	Matthew Heiser, Jack Dinsmoore, Phil Frank
Members Absent	Eric Blackhurst, Joanna Riffelmacher
Staff Present	Rita Kurelja, Jessica McGee, Naomi Hawf, Jeff Feines
Guests Present	Trustee Cody Walker

1. CALL TO ORDER

Meeting of the Estes Park Housing Authority Board of Commissioners was called to order by Matthew Heiser at 8:30am in Room 203 of the Town Hall, Estes Park, CO.

2. PUBLIC COMMENTS

No comments.

3. APPROVAL OF MINUTES

April 13, 2016 meeting minutes are approved with no corrections and no objections by Matthew Heiser.

4. FINANCIALS

First quarter financials report – highlights were read by Rita Kurelja. Cleave is the only property at a slight loss. \$10,000 from capital reserves won't be moved until the end of the year. Throughout the year, units were filled as soon as they were done being turned over. Pines is doing well; Talon's Pointe is doing better than expected; Peak View and Falcon Ridge will be on next quarter's statement.

There have been some changes in the reporting. PERA requires that we carry a liability on our books for the amount we carry. There is no cash value although we will see the \$7,000 on paper. Jack Dinsmoor motioned to approve the changes; Phil Frank seconded. Motion passes unanimously with two absent.

5. COMPLEX AND DEVELOPMENT UPDATES

A. Talons Pointe

1. Occupancy and Delinquency – Rita Kurelja Zero vacancies and \$0 delinquent

B. The Pines

1. Occupancy & Delinquency- Rita Kurelja – Zero vacancy and vacancy loss. \$0 loss.

C. Cleave Street

2. Occupancy and Delinquency- Rita Kurelja – Zero vacancies. \$0 loss. No delinquencies. There is an RV parked in the privately-owned side of the lot – we are following up with code enforcement.

D. Falcon Ridge

1. Development Updates: Rita Kurelja, Jeff Feneis: Construction is going well, but we are still at the end of the budget. The retrofitting of cable is going well, cost is \$17K for whole project. Gregg Holcomb has left Dohn, we will have a new superintendent for the project from here on out. Open house is planned for the week of July 4th.

2. Leasing Update: Jessica McGee and Naomi Hawf: Leasing is going well, we are ahead of schedule.

E. Peak View Apartments

1. There is still one vacant unit. We are having the chimneys swept, and we are working to enter all of Peak View information into our computer system.

6. REPORTS, UPDATES, AND OTHER MISCELLANEOUS ITEMS

- A. Unit Turnover Report - Rita Kurelja: Nothing to report!

B. Lone Tree Rehab Project Summary: Lone Tree is in need of updating to increase the viability for the next 20-25 years. We are working with Palace Construction to have a plan for what is necessary (i.e., drainage and sprinklers are big issues). We will apply for the 4% tax credits in June. There have been tenant concerns about relocating and the process. We are working to clear up and confusion and alleviate concerns with tenants.

C. Density Discussion: We will be best able to serve those households earning more than 60% of AMI by seeking a density bonus. We would like to incentivize developers by offering workforce housing and deed restricting the property.

7. OLD BUSINESS

A. Any additional old business: None.

B. Housing Summit: Town and EPHA are working with facilitators to analyze and prioritize the eleven recommendations from the assessment. In previous attempts at addressing housing, there were too many voices involved, so the intent here is to keep the group small and focused.

8. EXECUTIVE DIRECTOR REPORT

EPHA staff will be in Loveland for two days to do training on computer system. Vista Ridge sales have been very fast and active. Michelle Oliver from the Lazy B wanted to meet, but it's been rescheduled. The new employee handbook will be ready next month.

9. ANY ADDITIONAL BUSINESS

None.

10. There being no further business, Matthew Heiser adjourned the meeting at 9:44 am.

