

EPHA Board Meeting Minutes: August 8, 2018

Staff Present: Naomi Hawf, Scott Moulton, and Carrie Brown.

Members Present: Eric Blackhurst, Phil Frank, Bill Pinkham, Julie Abel and Pete Smith.

Guests Present: Tim Schiller, Loren Shriver, and John Vernon.

1. Call to Order: Eric Blackhurst called the Estes Park Housing Authority Board of Commissioners meeting to order at 8:30 AM on August 8, 2018 at the Town of Estes Park meeting room 203.
2. Public Comments: No public comment.
3. Reading and Approval of Meeting Minutes for July 11, 2018: Minutes were approved as submitted.
4. 2<sup>nd</sup> Quarter Financials: Hawf discussed the financial position of each property, those reports are attached. A motion made by Smith to accept the financial reports, seconded by Pinkham and the motion passed unanimously.
5. Complex and Development Updates:
  - A. Falcon Ridge: Naomi Hawf reporting
    - i. Occupancy and Delinquency: No vacancy, no loss. Delinquency of \$1,480 from four current tenants and one vacant tenant.
  - B. The Pines: Carrie Brown reporting
    - i. Occupancy and Delinquency: No vacancy, no loss and no delinquency.
  - C. Cleave Street: Carrie Brown reporting
    - i. Occupancy and Delinquency: No vacancy, no loss. Delinquency of \$778 from one tenant.
  - D. Peak View: Carrie Brown reporting
    - i. Occupancy and Delinquency: No vacancy, no loss, and no delinquency.
  - E. Talons Pointe: Naomi Hawf reporting
    - i. Occupancy and Delinquency: No vacancy, loss of \$1,242. Delinquency of \$5,269 from vacated tenants.
  - F. Lone Tree: Naomi Hawf reporting
    - i. Occupancy and Delinquency: One vacancy, loss of \$886. Delinquency of \$2,285 from six current tenants.
6. Reports, Update, and Other Miscellaneous Items: Hawf reporting
  - A. Unit Turnover Report:
    - i. Falcon Ridge- No units turned.
    - ii. Lone Tree- One unit turned.
    - iii. Cleave Street- No units turned.
    - iv. Pines- No units turned.
    - v. Talons Pointe- Three units turned.
    - vi. Peak View- No units turned.
  - B. Collection Update: Scott Moulton reporting. EPHA has received \$3,749 of the \$129,259 that has been submitted since 2013.
  - C. YMCA Update:
    - i. EPHA and Solvera have met, they are unable to develop due to their current demands and capacity.
    - ii. Brinkman remains interested in the project.
    - iii. YMCA has met with America West. A meeting with YMCA and EPHA is scheduled for 8/17/2018, next actions will come from that meeting.
  - D. Peak View update:
    - i. EPHA and Bas1s have entered into an agreement to take Peak View through the entitlement phase.
    - ii. EPHA will meet with Peak View tenants on August 16, 2018 to discuss project development.
    - iii. EPHA will research USDA loan options.
  - E. Castle Ridge Update:
    - i. EPHA will request an appraisal from Caddell, the property will be appraised as multifamily.

ii. EPHA will contact Christian Collinet of 1<sup>st</sup> Colorado Realty to request an extension to allow time for the appraisal.

iii. Architect TW Beck has been requested to draft sketches for possible number of units the lot could provide.

7. Old Business: None

8. Additional Business:

A. The board approved a donation of \$250 to Estes Valley Crisis Advocates.

9. Executive Director Report:

A. Staff members are attending trainings, including HCV Specialist and Playground maintenance.

B. Hawf and Moulton will attend the Colorado Housing Mountain Coalition conference in Salida in September.

C. Hawf and Moulton will attend Housing Now conference in Vail October 3-5.

D. EPHA will make presentation addressing concerns about the 2016 Housing Needs Assessment at the Town Board Study Session on August 14, 2018.

E. Hawf thanked the board members for their exceptional support and dedication to EPHA.

F. Adjourn: 10:05 AM

Minutes submitted by Carrie Brown 8/8/2018