

HOUSING AUTHORITY RESOLUTION NO. 2025-008

A RESOLUTION AUTHORIZING, AND DELEGATING TO THE EXECUTIVE DIRECTOR THE AUTHORITY TO SIGN DOCUMENTS RELATED TO THE DISPOSITION OF 1327-1329 EMERY ST, LONGMONT CO 80501

WHEREAS, the Housing Authority of the County of Boulder, Colorado (“BCHA”) owns the real property located at 1327-1329 EMERY ST in the CITY OF LONGMONT, STATE OF COLORADO and legally described as LOT 6 OLIVER ADDITION 2 (the “Property”).

WHEREAS, BCHA desires to sell the Property to Comfy Nest Realty, LLC (“Buyer”) for the purchase price of \$490,000 (“Purchase Price”) and use the proceeds to support its mission to develop, own, and operate affordable housing to help meet the needs of low- and moderate-income households and special needs populations elsewhere within Boulder County.

WHEREAS, the BCHA Board now desires to authorize the sale of the Property to the Buyer for the Purchase Price and to delegate to the Executive Director of BCHA authority to execute all documents necessary to effect such sale.

NOW, THEREFORE, BE IT RESOLVED that the BCHA Board hereby (1) authorizes the disposition of the Property to the Buyer for the Purchase Price and (2) delegates to Susana Lopez-Baker, in her capacity as Executive Director of BCHA, the authority to sign all necessary closing documents related thereto.

IT IS HEREBY DECLARED by the BCHA Board that this resolution shall become effective immediately upon its adoption.

Passed and approved this ____ day of _____, 2025.

Chair

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution adopted by the Board of the Housing Authority of the County of Boulder, Colorado at the meeting of said Board in Boulder, Colorado.

ATTEST:

Secretary to the Board



RE/MAX Of Boulder
2425 Canyon Blvd #110 Boulder, CO 80302
Bianca Griffith
Ph: (303) 449-7000

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (AE41-8-24) (Mandatory 8-24)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

AGREEMENT TO AMEND/EXTEND CONTRACT

Date: 6/23/2025

1. This agreement amends the contract dated 6/10/2025 (Contract) between **Housing Authority Of County Of Boulder** (Seller) and **Megan Yeretsian and Joseph Yeretsian** (Buyer) relating to the sale and purchase of the following legally described real estate in the County of **Boulder**, Colorado (insert legal description):

LOT 6 OLIVER ADDITION 2

known as: **1327-1329 Emery St, Longmont, CO 80501** (Property).

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. **§ 3.1. Dates and Deadlines.** [Note: This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline	No Change	Deleted
1	§ 3	Time of Day Deadline	no change	<input checked="" type="checkbox"/>	
2	§ 4	Alternative Earnest Money Deadline	no change	<input checked="" type="checkbox"/>	
Title					
3	§ 8	Record Title Deadline (and Tax Certificate)	no change	<input checked="" type="checkbox"/>	
4	§ 8	Record Title Objection Deadline	no change	<input checked="" type="checkbox"/>	
5	§ 8	Off-Record Title Deadline	no change	<input checked="" type="checkbox"/>	
6	§ 8	Off-Record Title Objection Deadline	no change	<input checked="" type="checkbox"/>	
7	§ 8	Title Resolution Deadline	no change	<input checked="" type="checkbox"/>	
8	§ 8	Third Party Right to Purchase/Approve Deadline	no change	<input checked="" type="checkbox"/>	
Owners' Association					
9	§ 7	Association Documents Deadline	no change	<input checked="" type="checkbox"/>	
10	§ 7	Association Documents Termination Deadline	no change	<input checked="" type="checkbox"/>	
Seller's Disclosures					
11	§ 10	Seller's Property Disclosure Deadline	no change	<input checked="" type="checkbox"/>	
12	§ 10	Lead-Based Paint Disclosure Deadline	no change	<input checked="" type="checkbox"/>	
Loan and Credit					
13	§ 5	New Loan Application Deadline	no change	<input checked="" type="checkbox"/>	
14	§ 5	New Loan Terms Deadline	no change	<input checked="" type="checkbox"/>	
15	§ 5	New Loan Availability Deadline	no change	<input checked="" type="checkbox"/>	
16	§ 5	Buyer's Credit Information Deadline	no change	<input checked="" type="checkbox"/>	
17	§ 5	Disapproval of Buyer's Credit Information Deadline	no change	<input checked="" type="checkbox"/>	
18	§ 5	Existing Loan Deadline	no change	<input checked="" type="checkbox"/>	

Seller(s) Initials:

MJ *JH*

19	§ 5	Existing Loan Termination Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
20	§ 5	Loan Transfer Approval Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
21	§ 4	Seller or Private Financing Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
Appraisal						
22	§ 6	Appraisal Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
23	§ 6	Appraisal Objection Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
24	§ 6	Appraisal Resolution Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
Survey						
25	§ 9	New ILC or New Survey Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
26	§ 9	New ILC or New Survey Objection Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
27	§ 9	New ILC or New Survey Resolution Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
Inspection and Due Diligence						
28	§ 2	Water Rights Examination Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
29	§ 8	Mineral Rights Examination Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
30	§ 10	Inspection Termination Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
31	§ 10	Inspection Objection Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
32	§ 10	Inspection Resolution Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
33	§ 10	Property Insurance Termination Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
34	§ 10	Due Diligence Documents Delivery Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
35	§ 10	Due Diligence Documents Objection Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
36	§ 10	Due Diligence Documents Resolution Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
37	§ 10	Environmental Inspection Termination Deadline (CBS2, 3, 4)	<i>no change</i>		<input checked="" type="checkbox"/>	
38	§ 10	ADA Evaluation Termination Deadline (CBS2, 3, 4)	<i>no change</i>		<input checked="" type="checkbox"/>	
39	§ 10	Conditional Sale Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
40	§ 10	Lead-Based Paint Termination Deadline	<i>no change</i>		<input checked="" type="checkbox"/>	
41	§ 11	Estoppel Statements Deadline (CBS2, 3, 4)	<i>no change</i>		<input checked="" type="checkbox"/>	
42	§ 11	Estoppel Statements Termination Deadline (CBS2, 3, 4)	<i>no change</i>		<input checked="" type="checkbox"/>	
Closing and Possession						
43	§ 12	Closing Date	7/11/2025	Friday		
44	§ 17	Possession Date	7/11/2025	Friday		
45	§ 17	Possession Time	<i>no change</i>		<input checked="" type="checkbox"/>	
46	<i>n/a</i>	<i>n/a</i>	<i>no change</i>		<input checked="" type="checkbox"/>	
47	<i>n/a</i>	<i>n/a</i>	<i>no change</i>		<input checked="" type="checkbox"/>	

18 **3.** Other dates or deadlines set forth in the Contract are changed as follows:

19 *n/a*

20

21 **4.** Additional amendments:

Buyer and Seller agree that the purchase price shall be changed to \$490,000.

22

Buyer and Seller agree that Buyer shall be changed from Megan Yeretsian and Joseph Yeretsian to Comfy Nest Realty, LLC

23 All other terms and conditions of the Contract remain the same.

24

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before **June 24th at 2pm**.

Date Time

26

Date: _____

27 Seller: **Housing Authority Of County Of Boulder**
By: **Susana Lopez-Baker, Executive Director**

28

29 Seller: _____ Date: _____

30 Address:

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33 *Megan Yeretsian* Date: **6/23/2025**
Buyer: **Megan Yeretsian**

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35 *Joseph Yeretsian* Date: **6/23/2025**
Buyer: **Joseph Yeretsian**

36

AE41-8-24. AGREEMENT TO AMEND/EXTEND CONTRACT

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Seller(s) Initials:

MJ *JY*