

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

June 16, 2011

Minutes

MEMBERS PRESENT: Bill Drumm, Bob Magee, Deborah Salem, Dana DelGrande Ariane Blanchard

MEMBERS ABSENT: none

OTHERS PRESENT: Barbara Heaphy

The meeting was called to order by William Drumm at 2:15 p.m.

Minutes:

Deborah commented that the section written about the visit from the Garrisons was well done.

Motion made by Ariane, seconded by Deborah to accept the minutes of the May 19th meeting. All members voted in favor.

Check Register:

Bob asked about the large check in the amount of \$110,471.00 paid to Pittsfield Pipers. Barbara explained that this was payment for the 705 heating system replacement project. This amount was transferred to our operating account by DHCD from the weatherization funding we were awarded. It did not come from our operating account.

Deborah asked about the \$1,547.00 amount to Apex Automotive. This amount paid for new brakes and calipers on the truck.

Ariane asked about the \$165.00 spent on Rich's boots. Barbara explained that Rich did receive a board approved \$100.00 yearly allowance for boots so the \$65.00 was deducted from his comp time. Dana questioned why the Housing Authority can't pay for the entire amount and asked to readdress this policy. After discussion, the board approved a \$200.00 a year maintenance allowance to Rich. Also, he will be reinstated his comp time. Motion made by Dana, seconded by Ariane to give Rich a yearly \$200.00 maintenance allowance. All members voted in favor.

Motion made by Dana, seconded by Deborah to approve the May check register. All members voted in favor.

Executive Director's Report:

Apartment #15, a three bedroom was rented as of June 15th. The elderly apartment at Flagrock is still vacant. I've offered it to three applicants who have refused. I am waiting to hear from the next applicant on list. One of the applicants refused because she didn't want Flagrock, wants Brookside. Since she refused, she has to reapply but loses her local preference.

An apartment opened up at Brookside the end of May and another one yesterday. Both tenants died.

As of June 14th there were eight family tenants owing rent. More than half are working with me under a payment agreement. Two owe a small amount. One has paid in full since that date.

The elderly tenant that owed has paid in full.

One of the tenant's here just had a baby. This new family member will be added to the lease and if there is any additional income, the rent will be adjusted accordingly.

705 Heating Systems – final inspection was June 16th. The engineer found a few things that Pittsfield Pipers need to take care of. One item is training Rich on troubleshooting the new systems since they are computerized.

Capital Improvement Training in Springfield –

Barbara went to a training on the software system for the Capital Improvement Plan that was very disappointing. It took place at the Springfield Housing Authority in a small, windowless room with a broken a/c on a very hot day. Needless to say, it was difficult to stay focused throughout the training that lasted all day. There is another one scheduled for July.

Community Garden –

Ariane reported that the garden is doing very well. Everything is growing with the exception of the lettuce. The tenants are rotating the watering and weeding schedule.

Garrison update –

A meeting was set up with the Garrisons after the last boards meeting for the following Monday. The tenant, Kristen showed up 45 minutes late. She made no mention of her complaint at the previous board meeting. She made a payment toward her rent and said she would have the rest some time next week.

Accounting Contract –

Each fiscal year we enter in to a new accounting contract with Fenton, Ewald and Associates. The board votes to approve the contract. Motion made by Deborah, seconded by Dana to approve the accounting contract with Fenton, Ewald and Associates. All members voted in favor.

Budget approval –

The FY 2012 budget was approved this month. When Sue presented it at the February meeting she asked for \$20,000.00 in subsidy. DHCD approved \$10,000.00.

Street Light damage –

The street light at Flagrock that was damaged by a car last winter was replaced and the driver's insurance covered the entire cost of over \$3,000.00.

Deborah made a motion to accept the Executive Directors report. Dana seconded it. All members voted in favor.

The next meeting will be held on July 21st at 2:15 p.m.

Motion made by Ariane, seconded by Bob to adjourn at 3:00 p.m.

All members voted in favor.

 Secretary