

# GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting  
September 15, 2011  
Minutes

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

MEMBERS ABSENT: Ariane Blanchard

OTHERS PRESENT: Barbara Heaphy

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

## **Minutes:**

Motion made by Bob, seconded by Dana to accept the minutes of the August 18th meeting. All members voted in favor.

## **Check Register:**

Deborah pointed out that there were several plumbing expenses in August and was that unusual? There were a few out of the ordinary issues: A "no hot water" for family tenant on a weekend.

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

## **Tenant – Diana Hankey:**

Diana stated that she has been a tenant at Flagrock for 2 ½ years. She is concerned about the vents in the bathrooms not working. Every time she takes a shower, the walls are dripping. She knows of other tenants with the same problem. She mentioned another tenant with a toilet that's been running for 1 ½ years and nothing has been done about it. It had been reported. She reported it. Rich looked at it, ordered parts but never came back to fix it. Diana stated that Rich washes his personal truck here quite frequently and the lease does not allow tenants to wash their vehicles. She thought this was unfair and Rich is taking advantage of the situation. Diana mentioned that she asked for a new stove, three months ago because the burners don't ever get hot enough. She was just told that she would be getting one the following Thursday and Rich told her it had been a thermostat problem. Diana went back to her neighbor's running toilet and asked if I was aware. She feels that Rich blows off a lot of maintenance requests and just doesn't tell me. Diana said someone needs to speak for the other tenants. Three fire alarms went off this past summer. When this happens it's loud and upsetting. According to Diana, the fire department is disgusted. Bob asked Diana if she disgust these issues with Barbara beforehand. Barbara saw Diana in the community room earlier today, said hi and started to tell her about these concerns. If Barbara hadn't stopped, she wouldn't have known. Diana said that she has gone to Barbara in the past about issues and Barbara says she will look into it and never gets back to her.

The bathroom vents can be looked at by an engineer from DHCD. Barbara will follow through with this. As problems arise, Barbara faces a statewide funding issue. She has to prioritize every problem that arises because there just isn't enough money. Barbara scheduled a meeting with Diana and Rich for the following Wednesday.

After Diana left, Barbara explained to the board the maintenance system that is in place. The board agreed that maybe the vent system isn't the greatest design and should be looked at by an engineer.

## **Executive Director's Report:**

We are currently 100% occupied.

Rent payments are due the first week of the month.

Accounts receivable is high due to families still owing. The past tenant is continuing to make small payments on her large balance. \$900.00 has been paid so far. Six families still owe and it seems that some of them that use to pay on time, are now struggling. One family that received a fourteen day notice and is not following through will be taken to court. Another family that received a thirty day notice has entered into a payment plan.

Capital Improvement – Brookside site work design and planning will be completed by spring. Then the actual work will begin if all goes as planned.

Flooding at Brookside – Damage caused by the hurricane and excessive rain, was minimal in comparison to other areas. However, there was about 10” of water in the crawl spaces of three of the buildings at Brookside. Gary O’Brien was hired to come in and pump it out. The bill hasn’t come in yet.

Snow plowing – The board agreed that the ad would be placed in the Shopper’s Guide for three weeks: Sept. 29<sup>th</sup>, Oct. 6<sup>th</sup> and Oct. 13<sup>th</sup> and due in by the 21<sup>st</sup>. Barbara will take care of this.

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 October 20, 2011 at 2:15 p.m.

Motion made by Dana, seconded by Deborah to adjourn at 3:20 p.m.

All members voted in favor.

*Barbara Griffin, secretary*