

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

April 18, 2013

Minutes

MEMBERS PRESENT: Deborah Salem, William Drumm, Ariane Blanchard, Ann Condon, Dana DelGrande

MEMBERS ABSENT: none

OTHERS PRESENT: Barbara Heaphy

The meeting was called to order by Deborah Salem at 2:15 p.m.

Minutes:

Ariane had a question about the utilities being down last year. The budgeted amount was based on 4% of the prior, mild winter. It was lower than what was spent this past year because we had a much colder winter. We are not required to stay within a certain budget for utility spending because weather is not within our control. Motion made by Dana, Seconded by Ariane to approve the minutes of the April meeting. All members voted in favor.

Check Register:

The payment to Alan Cummings for shoveling was after an unexpected storm in March. Both Rich and Anthony were out and the walks were covered. Lockshop was for 113 not #11. Lee Hardware we use for paint because their prices are the best around. We use Carr Hardware for most other maintenance supplies. The large sewer bill was 6 months – Brookside. Motion made by Ariane, seconded by Bill to approve the March check register. All members voted in favor.

Executive Director's Report:

There is one vacancy at each elderly project. One tenant transferred to the vacant unit at Brookside for medical reasons. I have someone lined up for each vacancy. There is a three bedroom family unit vacant. Rich is currently working on it. I have offered it to a family and am waiting to hear from them. Accounts receivable is low this month. The past tenant will be served for failure to appear in court and the tentative court date is May 2, 2013.

Brookside Manor Sitework:

Tentative start date is April 29th. When I know for sure, I will give the tenants advance notice. Their main concern is where to park their cars. They can park at the Senior Center but on the other side of the building which will be a longer walk to their apartments. The project should take around three weeks, weather permitting. DelSignore has looked into reusing the asphalt that is already on site by mixing it with the new blacktop. It is in good shape to reuse so they won't need to haul it away. This will save us about \$9500.00.

Dewey Court MOU Approval:

DHCD needs a final vote of approval from the board for the Dewey Court MOU. We have gone over it in the past. It lists Berkshire County Regional's and our responsibilities in more detail. Berkshire County

Regional's board has approved it. Deborah would like to review the document before she votes. The rest of the board agreed that they would review it over the weekend and email their vote to Barbara on Monday.

Bill asked when the Regionalization legislative vote will take place. There will be four hearings starting in June through September around the state addressing this. It will be voted on after these hearings sometime in the fall.

Capital Improvement Plan Approval:

The plan is over the next five years. What is being addressed currently can be revised at any time: Brookside Manor bathroom tile over the tub to be replaced with tub surrounds. Tile is falling out in places. Grout is old and worn.

Brookside – metal grates over the openings to crawl spaces would be replaced with hatchway doors to seal them off and keep water out.

Because Brookside is forty seven years old, it needs the most attention.

Flagrock elderly could use a generator in the community room building. Flagrock elderly and families will need new roofs in three years.

Ariane suggested seeking Federal money to assist with funding a generator by designating the Flagrock community room a disaster shelter for the elderly in the community.

Also, Ariane mentioned:

- The family front screen doors need replacing
- A basketball hoop put up at the far end for the kids
- A "No dogs allowed" sign placed at the two entrances to Flagrock to keep outsiders from walking their dogs on the property.
- Countertops and floors in the family units replaced in the near future before they get worn out completely.

Motion made by Deborah, seconded by Ann to approve the Capital Improvement Plan. All members voted in favor.

Bill's term runs out in May and he has offered to fill in if needed until a replacement is appointed or voted in. The board is most appreciative.

Selectmen's meeting – Back in March, Kevin O'Donnell offered to right a resolution in favor of the NAHRO Regionalization proposal to be voted on at a selectmen's meeting. Deborah attended the April meeting and Kevin hadn't written a proposal but just passed around the NAHRO fact sheet that Deborah had given him. The board wanted to know more about the Governor's proposal before they would vote. That is where it stands.

Motion made by Dana, seconded by Ariane to adjourn at 2:55. All members voted in favor.

Next meeting is May 16, 2013