

## GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

July 24, 2014

Minutes

MEMBERS PRESENT: Deborah Salem, Ariane Blanchard, Veronica Cunningham, Richard Needelman

MEMBERS ABSENT: Ann Condon

OTHERS PRESENT: Barbara Heaphy

The meeting was called to order by Deborah Salem at 2:20 p.m.

### **Minutes:**

Motion made by Veronica, seconded by Ariane to accept the June, 2014 minutes. All members voted in favor.

### **Check Register:**

After Barbara answered questions about specific checks to vendors, Ariane made a motion to accept the check register. Veronica seconded it. All members voted in favor.

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

Barbara reported on the number of vacancies, applications on file and accounts receivable.

### **Dewey Court:**

The three bedroom unit is occupied and I've submitted the required paperwork with invoices to DHCD for reimbursement to BCRHA. The total cost came to \$30,361.45.

LB Corp will be starting on the drainage project early next week. They are way behind schedule due to storm cleanup they have been involved with in Lee.

### **Flagrock 705 Family Window Replacement:**

Don Pulfer, an architect from Great Barrington, is overseeing this project. Window replacement in all family units will be done in phases over the next three years. Don's goal is to design the best energy and cost efficient window. He viewed the current windows, took pictures and got feedback from Rich.

### **Roof Replacement at the 689 Special Needs House:**

The roof project is complete. It went smoothly, no problems. Barbara will check on the warranty. Motion made by Veronica, seconded by Deborah to approve the application for payment to be submitted to DHCD. All members voted in favor.

### **Solar Update:**

Jeff Bessom of RGS Energy updated Barbara by phone. There is a solar farm development in the works in Munson, MA which is about an hour from here. Since our property isn't large enough for onsite solar, we would purchase from this field in Munson which should be operating within a few months. Also, it is affiliated with National Grid. Barbara knows that other housing authorities have gone solar and when the time comes, will contact a director who has gone through the process. It is very complicated.

Motion made by Veronica, seconded by Deborah to accept the ED report. All members voted in favor.

### **Board Member Training:**

Patricia LaFore can do a board meeting training on September 18<sup>th</sup> before our meeting. If that doesn't work, October, 16<sup>th</sup>. Barbara will check with Patricia.

**Election of Officers:**

Before the election, Deborah spoke about the check signing policy and how it differs from one Housing Authority to another. If we wanted to change ours, we can but would have to change our bylaws. Barbara did some research as well and reported to the board.

Election of officers:

Chairman – Deborah Salem

Vice-Chairman – Ariane Blanchard

Treasurer – Richard Needelman

All members voted in favor of the newly elected officers. None opposed.

Richard Needelman mentioned that the abutters to the Flagrock property have complained about the brightness of the streetlights. Complaints have come to Polly at the Senior Center from anonymous abutters. It's difficult to address when we don't know who is complaining.

Richard asked about turning a family unit into group housing for the elderly since the elderly waitlist is so long. Barbara stated that specific housing is designated for family, elderly, etc. by DHCD and would be very difficult to change.

Deborah would like to invite Chris Rembold, Town Planner, to come to the next meeting and CPA Funding.

Motion made by Veronica, seconded by Ariane to adjourn at 3:20. All members voted in favor.

Next meeting is August 21, 2014.