

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

October 16, 2014

Minutes

MEMBERS PRESENT: Deborah Salem, Ann Condon, Veronica Cunningham, Richard Needelman

MEMBERS ABSENT: Ariane Blanchard

OTHERS PRESENT: Executive Director Barbara Heaphy, Nan Wile

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

Minutes:

After answering questions about the minutes, motion was made by Ronnie, seconded by Ann to accept the September, 2014 minutes. All members voted in favor.

Check Register:

Barbara answered questions about specific checks to vendors. It was suggested that phone and internet be combined under one vendor. Barbara will look into that. Ronnie made a motion to accept the check register. Deborah 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:

Anthony is finishing up an elderly apartment. Another one just became vacant. Anthony is doing a good job turning apartments over while maintaining the grounds.

Brookside Manor – Bathroom Fans:

Moran Mechanical was the only bidder for the bathroom fan project. He will be installing fans in two adjoining apartments. They will be vented out the roof.

CPA Funding Wish list:

Barbara submitted phase 1 of the application with four projects listed for CPA funding. Three of the projects were thrown out. The one that went through is the repair of the drainage well in front of building #4 at Brookside Manor for \$30,000. During a heavy rain, the well is not adequate enough to prevent flooding in the crawl space of building #4 which will cause structural damage. Also, Barbara would have to prove that this project would not be funded by DHCD.

Facility Assessment:

A consulting firm, hired by DHCD came out to do a property assessment. The consultant looked at 10% of the units and 100% of the wheelchair accessible units. This was for our capital plan, making sure priorities are addressed, looking for new issues that need to be addressed, age of appliances, etc.

Snowplow Bids:

The ad soliciting contractors for the 2014/2015 snow plowing season will be in the Shopper's Guide next week. Gary O'Brien is considering not bidding because he took a big hit last year. The board agreed to change the contract to two years with the condition that the second year would be determined by first year's performance. Richard made a motion to change contract to two years with the provision stated. Ronnie seconded it. All members voted in favor.

By Laws-Section II:

This section of the bylaws will be addressed at the next meeting.

Balance Sheet:

Barbara answered questions about the Money Market account and non-routine expenditures.

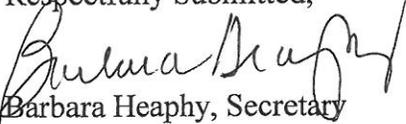
Wi-Fi:

Barbara asked her computer tech about getting Wi-Fi. He does not recommend it for security reasons. Barbara will ask other housing Authorities if they provide Wi-Fi for their tenants.

Motion made by Ronnie, seconded by Ann to adjourn at 3:24 p.m. All members voted in favor.

Next meeting is November 20, 2014.

Respectfully Submitted,



Barbara Heaphy, Secretary
Great Barrington Housing Authority