

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting
June 18, 2015
Minutes

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

MEMBERS ABSENT: none

OTHERS PRESENT: Executive Director Barbara Heaphy, Jodi Maurer from Secure Energy Solutions

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

Minutes:

Motion made by Richard, seconded by Ann to accept the May minutes. All members voted in favor.

Solar Energy:

Jodi Mauer from Secure Energy Solutions gave a detailed presentation on Solar Net Metering. Many Housing Authorities are going with solar energy because it is a large cost savings. By entering into an agreement which is for twenty years, we would be off takers to a host supplier. We would receive credits on our electric bills that would add up to substantial savings over time especially with electric heat at Brookside Manor. Before we would start receiving credits, a host supplier would have to be in place and there isn't one available currently. We could go to the next step which is paperwork. Jodi would look at our past and current usage to determine if it is enough of a savings for the Housing Authority to pursue. The board agreed that this process is complicated and would like to wait and discuss this further at the next board meeting.

Check Register:

Barbara answered several questions about the check register.

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

Executive Director's Report:

Barbara reported on the number of vacancies, applications on file and accounts receivable. Two elderly apartments will be vacant the end of July. Barbara explained the policy for turning apartments around is sixty days. If more time is needed, a waiver is requested.

Dewey Court:

There is one elderly unit still vacant. It is on the second floor with no elevator. So far, it has been offered to five applicants who have turned it down for various reasons.

The fire alarm system is being upgraded on each building. Berkshire County Regional Housing Authority is paying for this out of their reserves.

Heating system study in building 3 was just completed. That project will move forward and go out to bid by the end of July. Work will begin in late August and the goal is to be complete before the next heating season.

Brookside Manor – Bathroom Fans:

The job went back out to bid a second time with no bidders. The job has been put on hold until the fall.

Window Replacement – 705 Families:

Window replacement is more than half done. The job is going very smoothly as long as the weather cooperates. Windows are very nice and the new shades that go with them are very heavy and excellent quality.

Bathroom Upgrade –Special Needs House:

The design work has been started to upgrade the bathroom in building #1 which is handicapped accessible. The budget for this is \$28,000.00. The residents will be away at a day program when the work begins so it won't disrupt their schedule in any way.

New Business:

Barbara was asked for an updated list of board members. She will update it and email to each member.

CPC is now accepting applications. They are available on line.

Barbara is still trying to set up a time with Patricia LaFore for a board training. She is looking at July or September. Barbara will also look into a training with Theresa Ewald who would do a financial training. If there is a bylaw change, a copy has to be submitted to Marie, Town Clerk and the Selectmen's office.

Motion made by Nan, seconded by Ann to adjourn at 3:52 p.m. All members voted in favor.

Next meeting is Thursday, July 16, 2015 at 2:15.

Respectfully Submitted,

Barbara Heaphy
Secretary