

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

August 20, 2015

Minutes

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

MEMBERS ABSENT: Veronica Cunningham

OTHERS PRESENT: Executive Director Barbara Heaphy

The meeting was called to order by Deborah Salem at 2:18 p.m.

Deborah added Citizen Speak at the end of the meeting, to the agenda.

Minutes:

Ann mentioned with the new 705 windows, there is a gap which was pointed out by tenant in #11. Barbara will check on this.

Nan mentioned that solar net metering has somewhat moved forward. She will get more information.

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

Check Register:

After Barbara answered several questions about the check register, motion made by Deborah, seconded by Ann to approve the July check register. All members voted in favor.

There were also questions about the balance sheet that Barbara will ask Sue about.

Executive Director's Report:

Barbara reported on the number of vacancies, applications on file and accounts receivable. Currently, there is one vacancy that will be filled around September 1st. The applicant has been notified.

Dewey Court:

We are 100% occupied at Dewey Court.

The Heating System upgrade in building #3 went out to bid. Bid opening is August 25th.

Apartment 13 Inspection:

On Tuesday, August 11th, Tom Barthelette from DHCD, Jayne Smith, Town Health Inspector, Rich and I inspected apartment 13 after there had been a mold complaint. We found some violations and recommendations were made and agreed upon by both Tom and Jayne:

There were areas of chipped vinyl siding that needed repair. Large tree shading one side of building needed to be removed. Remove excess mulch and vegetation from side of building. Install new adequate bathroom fans. Cost is around \$4000.00 and I will request capital funds to cover this expense.

Barbara

705 Family Window Replacement:

All windows are installed in the family units. The contractor came back and addressed the punch list. Ann mentioned the separation problem in one of the back windows of Apartment 11.

689 Special needs Bathroom Upgrade:

This job went out to bid and there were no bidders. It will go back out to bid.

New MOU with B.C.R.H.A:

The contract is the same but the management fee went up \$194.00 to \$4,694.00 a month. I asked for an increase due to increase in worker's comp and insurance and retirement costs for Anthony. Either Deborah or Barbara sign the contract with Brad Gordon, Executive Director of B.C.R.H.A. Barbara will clarify this.

The Flagrock Smoking Area Update:

~~Barbara~~ passed out a notice to all tenants of Flagrock Elderly reminding them of the no smoking policy and that alcohol consumption anywhere on Housing Authority property other than inside apartments is prohibited for insurance liability reasons. There haven't been any new issues to date.

Nan mentioned that there has been talk at the Senior Center about the negative and sometimes aggressive behavior of some of the tenants at Flagrock Elderly. Polly, director of the Senior Center has reached out by bringing social activities to Flagrock and the turnout has been pretty good. More social activities down the road might be beneficial to these tenants.

Brookside manor is looking good. Nan and Ellen Brown mulched and planted some flowering shrubs in front of the community room.

Deborah excused herself at 3:10 for an appointment.

Motion made by Ann, seconded by Nan to adjourn at 3:16 p.m. All members voted in favor.

Next meeting is September 17, 2015

Respectfully Submitted,

Barbara Heaphy
Secretary