

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting
October 15, 2015
Minutes

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

MEMBERS ABSENT: Richard Needelman

OTHERS PRESENT: Executive Director Barbara Heaphy,
Tenants: Deborah Lord, Linda Steinberg, Jackie Sinico

The meeting was called to order by Deborah Salem at 2:16 p.m.

Minutes:

Deborah asked if a decision was made regarding tenant bulletin board or newsletter at Brookside. There was not.

Deborah asked if we came to a decision regarding Citizen Speak. We will do it at this meeting.

Apt. 11, 13 report did not mention the spongy feeling of ground around buildings.

Apt. 11 – one window in back was checked for spacing problem. It was checked by Rich, contractor, architect and no leaking was found.

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

Citizen Speak Guidelines:

Speak time limit to 2 or 3 minutes. It is not a time for the board to respond. If it is a board issue and can be responded to without discussion, it will be, otherwise the board will discuss it another time. Deborah made the motion to make citizen speak time no more than 3 minutes. Nan seconded it. All members voted in favor.

Check Register:

After Barbara answered questions about the check register, motion made by Deborah, seconded by Ronnie to accept the September check register. All members voted in favor.

The AT&T long distance service was dropped and picked up by Cornerstone who covers local phone service. Barbara is checking into combining internet service as well.

Executive Director's Report:

Waitlist update letters are being sent out. There are two vacant apartment at Flagrock. One will be vacant at Brookside at the end of October. Barbara reported on accounts receivable as well.

Dewey Court:

We are 100% occupied at Dewey Court.

The contract with M&W heating to upgrade the heating system in Building 3 was approved and the pre-construction meeting was held on the 13th. The work should begin in two weeks.

Ann mentioned she was at the Senior Center in Sheffield recently. She spoke to the director, Jennifer Goewey who mentioned she had a very good working relationship with Barbara. Barbara agreed.

689 Special needs Bathroom Upgrade:

Contracts have been signed with Diversified Construction. A pre-construction meeting will be scheduled. New windows are also going to be installed in the special needs house by this contractor. The windows are the same ones installed in the family units. There was enough funding left to do this building and it made sense, since it was built the same time as the family units.

Roof Replacement at Brookside – Buildings 1 & 4:

This project went out to bid and there were no bidders. The project manager from Hill Engineering contacted a list of local roofers beforehand but it didn't matter. Many of the small local contractors don't want to pay prevailing wages or aren't OSHA certified. The project manager is to work around rebidding in order to get this job done before winter but DHCD would have to make an exception to the bidding requirements.

Board Training:

On Thursday, October 29th, Atty. Patricia LaFore will come out to Flagrock to do a board training. She will start at 10:00 a.m. and finish around 12:00 p.m., depending on how many questions are asked.

Internet Update:

Nan Wile reported that currently, Time Warner is too expensive. It probably won't be affordable for another couple years. Currently, there is Wi-Fi in the Public Library as well as some of the coffee shops and businesses in Town.

Citizen Speak:

Tenant –Deborah Lord asked that everyone have working stoves, emergency lights be made adequate in the stairwells. They are pitch black when the power goes out. Also, being a non-smoker, Deborah asked if it possible to make two wings of the building - non-smoking and two wings – smoking. We will revisit the no smoking policy at the next meeting.

Tenant – Linda Steinberg is concerned that there is only one exit from her apartment on the second floor. Ladders that hang out the window is an option that will be explored. Also, she is asking that the greenhouse be operating as a greenhouse and not used for storage. The heater doesn't work. Community Gardens are not taken care of and Linda would like to use part of one next spring. Also, the gardens near the greenhouse aren't taken care of and should be looked at next spring.

Motion made by Ronnie, seconded by Deborah to adjourn at 3:30 p.m. All members voted in favor.

Next meeting is November 19, 2015

Respectfully Submitted,

Barbara Heaphy
Secretary