

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting
February 18, 2016
Minutes

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

MEMBERS ABSENT: none

OTHERS PRESENT: Executive Director Barbara Heaphy,
Tenants: Jackie Sinico, Marlene Koloski, Jaime Smith and Jeff Macel from Lodestar
Energy

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

Citizens Speak:

Marlene asked why parking rules established by the Housing Authority are being violated. Guests should be parking in the upper parking lot. The main lot is for the tenants. There was a time when many tenants didn't have cars and there was ample parking. It is not the case anymore. This discussion will continue under new business.

Marlene complained that Anthony was driving around the other day up on Christian Hill with the truck. He stopped at McDonalds, Donut Shop. Barbara asked if Marlene was following Anthony.

Marlene said on Tuesday, Anthony threw solid rock salt on the upstairs porch unevenly. Barbara stated that Anthony salted the porch when Marlene complained it was slippery. Marlene claims the rock salt eats the wood. Marlene stated that Anthony didn't do anything on Tuesday until Barbara arrived at 11:00. Barbara stated that Gary O'Brien's guys were at Flagrock at 6:30 trying to clear sidewalks. It was difficult to loosen the ice. The sidewalks were slippery. Marlene said Anthony isn't doing his job.

Marlene stated the gutter wasn't fixed on the side of her daughter's apartment, #13, as had been ordered by the Board of Health. The gutter is now shear ice and leaks water all over. Barbara said she would make sure this gutter is repaired.

Jackie said she was refused to be put on the agenda. She wants to be put on the agenda next month because she has issues to address to the board. Jackie said the board is not being informed except for the checkbook and solar. Jackie said there should be daily maintenance work slips. Anthony came in at 6:30 on Tuesday and didn't come out until 8:15. This is after the kids had to catch the school bus. They couldn't walk on the sidewalks because they were slippery. They walked down the road which was dangerous. Rich gets it done by 6:00 a.m.

Jackie read from the maintenance policies and procedures copy she had about how work orders are generated and said that this is state mandated. Barbara stated that this maintenance policy was written and approved by the Housing Authority in 2006. The work order system has been in place and is used for every maintenance request made every day. Deborah stated that specific maintenance concerns should be taken to Barbara. The Board sets policy.

Richard Needleman made a suggestion that a policy be set to list items that Anthony should be doing and at what time each day. Anthony needs specific instructions and structure when Rich is away. A check list with specific maintenance tasks should be used and checked off each day.

Deborah said if Jackie wants to be put on the agenda to put it in writing to Barbara.

Jackie said she wants to sit down and talk with Barbara about several issues that are going on around here and at

all three properties. Jackie stated that people call her with complaints. Someone complained to her recently about Dewey Court. Deborah told her time was up. Jackie continued to speak. Deborah said she didn't appreciate Jackie's threatening tone and finger pointing. Barbara stated that if Jackie wants to be on the agenda, to put it in writing a week before the meeting. If it's not an agenda item, Barbara will meet with Jackie to discuss it. Jackie stated that she is not threatening anybody. She needs answers.

Minutes:

After a few typo and grammar corrections pointed out by Deborah and Ann, motion made by Ronnie, seconded by Nan to accept the January minutes. All members voted in favor.

Check Register:

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

Solar Energy – Lodestar:

Jaime Smith and Jeff Macel owners of Lodestar Energy gave a presentation on solar network metering. Kirt Mailin, a local developer introduced Jaime Smith to the GBHA. Lodestar is developing a solar site at the Great Barrington Fairgrounds. If the GBHA were to enter into a contract with Lodestar, it has already been DHCD approved. Lodestar has signed over twenty housing authorities in Massachusetts. They have other housing authorities lined up for the Fairgrounds project which will be up and running in June. There is room for us to get partial credits, about 30% from this project. There are other projects in the works that will be available for us in the future if legislation passes to renew another round of solar development in Massachusetts.

Ronnie Cunningham excused herself from the meeting at 3:30.

This project is in Great Barrington and will be up and running by the summer. Jamie would like a decision within the next week. Before he left, Jaime commented that the GBHA was the most knowledgeable and engaging board he's ever presented to.

Smoking Survey:

It was agreed that the survey would include an introduction explaining the reason for it and would be sent out the following week to all tenants.

Executive Director's Report:

Over the past two months, occupancy rate was 100% for the first time in two years.

A family tenant moved out with no notice, owing rent.

Dewey Court:

We are 100% occupied at Dewey Court. The heating system in #3 is up and running well. The tenants are very happy.

689 Special needs Bathroom Upgrade:

This project is complete. Barbara looked at the bathroom and it came out really nice.

Citizen Speak Issues:

Marlene asked about mold expert – the HA is in the process of hiring one.

Marlene asked about hole in wall by heater in her daughter's apartment. Rich inspected and found no mold, just dirt. The tenants were present and agreed. The hole was patched.

Jackie said the elevator needed cleaning – it will be cleaned weekly. Barbara will look into replacing the tile on the floor.

Jackie complained that the lighting is too bright at Flagrock. Barbara said it would cost \$10,000 to change out the bulbs. Richard said there are companies that sell opaque covers for lights that would be much less

expensive. Deborah suggested that Barbara check with DHCD.

Health Department Update:

DHCD approved hiring an expert to do mold testing and remediation in apartments 11, 13, and 15. The company to be hired is out of West Springfield. This is all the information Barbara has to date.

Certificate of Compliance with Notification Procedures for Federal and State Lead Paint Laws:

This certificate of compliance is signed yearly by the board and states the housing authority is maintaining proper record-keeping requirements. Motion made by Nan, seconded by Ann to approve the certification of the lead paint law requirements. All members voted in favor.

Certificate of Substantial Completion for 689-1 Bathroom Upgrade:

Motion made by Nan, seconded by Ann to approve the Certificate of Substantial Completion with punch list for the 689-1 Bathroom Upgrade Project. All members voted in favor.

New Business:

Policy for being placed on the Board Meeting Agenda:

Anyone who wants to be on the agenda must put the reason in writing and give it to Barbara a week before the agenda is submitted to the town clerk. The agenda is submitted on the Tuesday before the Thursday board meeting, no later than 11:00 a.m. The board agreed that putting a request in writing would keep the topic in context instead of becoming over emotional. If the topic is a concern that can be addressed by Barbara, it will not be put on the agenda. If it is put on the agenda, the topic will be professionally discussed and there will be a time limit.

Lodestar Energy:

Barbara agreed to email board members a copy of the solar contract with Lodestar.

Motion made by Nan, seconded by Ann to approve the contract for solar net metering with Lodestar Energy. All members voted in favor.

Motion made by Deborah, seconded by Richard to adjourn at 4:45 p.m. All members voted in favor.

Next meeting is March 17, 2016



Respectfully Submitted,

Barbara Heaphy
Secretary