

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

June 16, 2016

Minutes

MEMBERS PRESENT: Richard Needelman, Ronnie Cunningham, Nan Wile

MEMBERS ABSENT: Deborah Salem, Ann Condon

OTHERS PRESENT: Executive Director Barbara Heaphy,

Tenants: Jackie Sinico, Marlene Koloski, Jane Green, Linda Steinberg, Annmarie Bushka

Citizen: Grace Zbell

The meeting was called to order by Chairman Richard Needelman at 2:20 p.m.

Citizens Speak:

Jackie Sinico spoke about a letter she wrote to board members and her dissatisfaction with them. She is glad Richard Needelman is chairman. She asked Barbara to address power washing, and staining of the building, restripe lines in parking lot, clean elevator and prevent birds from building nests in lights. All of this has been done. Jackie stated that she does not try to micro manage Barbara and she can now call Flagrock home. Jackie found regs on line that board should be following. She stated if someone wants to be put on the agenda, they go to the chairman, not Barbara. Preventative maintenance is the heartbeat of the housing authority. There should be a program in place.

Marlene Koloski said the electric bill went up \$57.80 for her daughter.

Industrial engineer looked at sheetrock from all three apartments. Marlene said it wasn't possible because she had all the sheetrock from 13. Someone lied.

Police have been to Apt. 25 numerous times recently for partying and underage drinking. They were here to break up a fist fight between a boyfriend and girlfriend. Pots were thrown, pepper spray was used and an ambulance came.

A family tenant was served a 14 day notice for non-payment of rent after tenant paid rent in full. The tenant has a mold issue that was never addressed by Barbara.

Corey Bailey was staying with his grandmother at Flagrock and allegedly he is a thief. Marlene went to Barbara. Barbara asked how she knew this. Corey got caught by Rich in a vacant apartment. Rich went to the grandmother about this, raising his voice.

Four law suits have been filed this week for tenant and three children. More on this next month.

Annmarie Bushka read a letter she wrote regarding the ineffectiveness of the current smoking policy. The smoke from the smoking area permeates into her bedroom from an open window and throughout her apartment. She is in favor of the smoke free policy and is interested in serving on the board as the tenant member when there is a vacancy.

Grace Zbell asked how tenants are selected. Barbara explained the application process with preferences and priorities.

Minutes:

Motion made by Ronnie, seconded by Nan to accept the May Minutes. All members voted in favor.

Check Register:

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

Executive Director's Report:

Barbara reported on vacancy status. One bedroom at Brookside will be occupied July 1st.

Barbara reported on applications on file, vacancies at both GBHA and Dewey Court and accounts receivable. Two tenants are withholding rent until BOH conditions are met. Tenant who left owing is being served for small claims court.

Stove in greenhouse was removed. Preservative was applied to the deck at Flagrock by Rich and Anthony.

Barbara answered questions asked at Citizen's Speak:

Barbara spoke to the attorney regarding the maintenance assistant being harassed by a tenant. If it continues, a 30 day notice to quit can be served to this tenant. This is a lease violation. The harassment has subsided.

The tenants with utility allowances for the dehumidifiers were sent letters asking them to save electric bills from April through the next four months to do a comparison and adjust allowances if necessary.

Bob Siok spoke in favor of smoke-free housing. Decision on policy was tabled until next meeting.

Smoke Free Policy:

Richard Needelman is in favor of a smoke free policy to begin one year from July 1, 2016. Motion made by Richard Needelman to approve and implement a smoke free policy to go in effect on July 1, 2017. Nan seconded the motion. All members voted in favor.

Accounting Contract:

Motion made by Richard, seconded by Ronnie to renew the yearly accounting contract with Fenton, Ewald. All members voted in favor.

Certificate of Final Completion – Brookside Roof Replacement:

Motion made by Nan, seconded by Ronnie to approve the Certificate of Final Completion for the Brookside roof replacement. All members voted in favor.

Nan spoke about the importance of internet connection and that this topic should be revisited.

Year End Financial Statements were approved and signed by members.

After being nominated, Ronnie accepted the board positions of Vice-Chairman and Treasurer.

Richard made the motion to appoint Nan Wile to the CPC as the G.B.H.A. Representative for a term not to exceed three years. Ronnie seconded the motion. All members voted in favor.

Motion made by Ronnie, seconded by Richard to adjourn at 3:10 p.m. All members voted in favor.

Next meeting is July 21, 2016 at the Great Barrington Senior Center.

Respectfully Submitted,

Barbara Heaphy
Secretary