

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting
October 20, 2016
Minutes

MEMBERS PRESENT: Richard Needelman, Ann Condon, Nan Wile
MEMBERS ABSENT: Ronnie Cunningham

OTHERS PRESENT: Executive Director Barbara Heaphy,
Tenants: Jackie Sinico, Marlene Koloski

The meeting was called to order by Chairman Richard Needelman at 2:30 p.m.

Citizens Speak:

Jackie Sinico asked if tenants could be notified regarding the accepted medical and non-medical deductions taken from income. Barbara said she would list them and send out with recert notices in December.

Minutes:

After a few grammatical corrections, motion was made by Nan, seconded by Ann to accept the September Minutes. All members voted in favor.

Check Register:

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

Executive Director's Report:

Two family and one elderly units are vacant. Applications on file slightly increased from last month. Accounts receivable is high. Three elderly and four families still owe. Late rent reminders have gone out. Tenants who left owing haven't been located. One tenant who almost was evicted, went to a mediator at Berkshire County Regional Housing Authority who is securing funds to pay all of the back rent owed. 11 & 13 are still withholding. 13 moved out. Mediation with #11 is scheduled for November 16th. Risk Manager from DHCD will be attending. A tenant who left owing was located and served to appear in small claims court.

Dewey Court:

Dewey Court is 100% occupied. One family tenant just gave notice to be moving out the end of October.

Citizen's Speak issues:

Barbara submitted electric bills for apartment 13 to DHCD and is still waiting for the bills from the rest of the tenants. She has not heard back from DHCD.

Rich is researching the use of trickle vents which are used to keep humidity down. They are installed in the windows. Barbara is considering trying them in vacant apartment #13.

Roofs 2,3 Replacement at Brookside:

This project went out to bid on October 18th. Bids are due back on Nov. 2nd. Dan Downer, Project Manager from Hill Engineering has requested a special board meeting on Nov. 3rd to vote and award the contract.

New Business:

Richard received a letter from a tenant, Sam Roberts, and didn't realize it was a board issue. He responded privately to this tenant. He shouldn't have responded privately because there were other issues that should have been addressed by the board. Actually, Barbara responded to the letter with Rich Phair's input regarding some maintenance issues. Sam responded that he was satisfied with the answer and the issue was put to rest. After reading the tenant's letter, Nan stated it was absolutely board relevant. Richard agreed he should have shared

this with the board. Nan stated that it is of utmost importance that board members communicate and all are informed of any letters or correspondence from tenants to individual board members.

Nan stated that any upcoming maintenance projects like the roof replacement on 2 and 3, should be posted on the bulletin board at Brookside.

Power washing at Brookside is on the schedule for spring. It couldn't be done sooner due to apartment turnover.

Barbara will check with Polly at the Senior Center about any informational postings that she could copy and post on the bulletin boards at Brookside and Flagrock.

Old Business:

Solar Network Metering contract with Lodestar is about to show credits on our electric bill. They want to directly withdraw payments from our account. Barbara doesn't know if this is acceptable by DHCD. Also, the monthly charge varies and direct withdrawal would make it difficult to know exact monthly account balances. Nan mentioned the possibility of getting more net metering credits through the Town's program with Colonial Power Group.

New Business:

Nan spoke to the tree warden and one tree on the property can be replaced. The tree committee can't put trees on private property. Nan is looking into who owns the property along Rte. 7.

Volunteers in Medicine are looking to sponsor coupon packets for new tenants. Also, Cheryl Thompson would be interested in sponsoring.

Board members were given a letter signed by eight tenants regarding repeated disturbances by a tenant.

Jackie Sinico came to Barbara with letter after a recent disturbance. This tenant has a serious drinking problem.

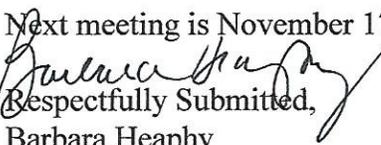
She has called 911 many times, but refuses to go in ambulance. Barbara requested a police report from the chief and has not received one yet. Barbara scheduled a conference with the tenant and Atty. LaFore to discuss the matter and make it clear to the tenant that she will be evicted if the disturbances continue.

Board member training - Ann reported that the training covered the open meeting law and how boards should conduct business. Nan enjoyed meeting other board members from Lenox and Stockbridge.

Motion made by Richard, seconded by Nan to adjourn at 3:47 p.m.

All members voted in favor.

Next meeting is November 17, 2016 at Flagrock.


Respectfully Submitted,

Barbara Heaphy

Secretary