

ELLINGTON HOUSING AUTHORITY

June 25, 2019

Regular & Annual Meeting

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6: 00 P.M.
- 2) Members present: Joe Ryan, Charlie Sandberg Jr, Dennis Varney and Dorothea Waite. Absent: Michael Swanson.
- 3) The minutes of the May 28th meeting were reviewed. Charlie motioned to accept the minutes, 2nd by Dorothea. Motion passed.
- 4) Public forum: Several tenants spoke about the recent Mandatory Tenant Meeting. Some residents are contacting the town hall and the resident trooper on issues that should be addressed to the staff at Snipsic Village. Charlie stated the board should be addressed regarding issues, so they can resolve the problem. With some new board members, a lot of people coming & going and the construction happening @ Snipsic Village, the tenants are adjusting to the changes. Things should settle down within 6 – 12 months. He suggested maybe a letter to the residents telling them to speak with the board regarding issues. Don Gessay suggested a flyer for procedures on complaints. Dennis stated there are rules for the residents in the leases. Dorothea spoke regarding the verbal bashing she went through in the May meeting. She feels the chairperson should step in when this happens. Charlie stated the board is there to listen to the tenant. Each is different, so each should be handled differently. In the future the board will speak up sooner if or when this happens again. Dennis stated there is somebody in the office 3 days a week & Kathy is there 4 days a week. There is no need for any tenant to contact the Human Services across the street or the town hall. There is a procedure to follow and if that does not do it, then call Dennis. His phone number is posted.
- 5) Construction Update: phase 5 (units# 13,14,15,16,34) is almost done. Units 3,6,23 & 24 are started. Units 22,35,36 & 38 will be started by the weeks end. Completion date goal is July 31st, with all the residents back in their apartments. The staff is going through the new tenant list for the empty units. All the roofs are done, including the community building. The solar panels are complete on the 5 buildings. We're waiting for Eversource to pull out the old meters and put in the 1 meter. The site lighting is done, with several new ones added on. The gutters are done with new downspouts. The asphalt sidewalks will start 7/8. While this is going on, the tenants will have to use their other door when their area is being worked on. The sidewalks will be graded up to each unit's main door. Then whole the complex will be pressure washed. After that, attic insulation will be blown in. All the handles on the storm doors will be replaced. Dennis is working on getting a new generator. A 20K, to power the community building and all the site lighting, if power is lost would be good. Only the laundry room will not be powered by the generator.

- 6) Financial Matters: the budget & treasurers report were reviewed.
- 7) Maintenance: Dennis stated for current repair or unit problems Steve should be told while the contractors are here.
- 8) Old Business: Dennis wants to go through the by-laws with the board in the fall. Certain parts need to be updated.
- 9) New Business: there have been questions about the rents. Dennis stated the rents will remain the same for current residents. The new tenant rents will be different. August 15th is the goal date for when new tenants start moving in. The smoking rule (cigars, pipes, cigarettes) was discussed, which will be followed. There are designated outside areas for this.

10) Election of Officers:

Dennis Varney-----Chairperson: nominated by Charlie, 2nd by Dorothea.
Charlie Sandberg Jr-----Vice Chairperson: nominated by Dennis, 2nd by Dorothea.
Michael Swanson-----Treasurer: nominated by Charlie, 2nd by Dennis.
All motions passed.

- 11) Meeting adjourned @ 6:47. The next meeting is scheduled for Tuesday, Sept. 24th @ 6:00 P.M.

Respectfully submitted,

Gail Gessay

Gail Gessay, Recording Secretary