

Brookfield Housing Authority

3 Brooks Quarry Road

Brookfield, CT 06804-1052

(203) 775-1403 Fax (203) 740-8714

Tuesday, May 12, 2015 - Board Meeting Minutes

Community Room, Brooks Quarry

1.0 **Call to order:** *The meeting was called to order at 1:05PM by Michael Steele*

In Attendance: *Richard Groski, Executive Director*

Commissioners: Shirley Gervasoni, Michael Steele, Connie Hunt and Dick Sturdevant

Residents: Iris Fiske, Arlene David, Nancy Vasaturo, Hanna Russo, Barbara Boudreau, Joan Mey, Chris Lucas, Beverly Bartram, Grace Wixted and Debbie Lane.

Pledge of Allegiance to the Flag was led by Michael at 1:06PM.

2.0 **Pending Action Items:**

Gray recycle bins have been replaced by blue ones.

Low lighting outside out of the Community Room door has been improved with the bushes trimmed down.

*A dedicated 911 phone installed in community Room would cost \$75 for set up and \$82/mo. **No action to be taken due to cost.***

*Charter still having trouble with ground wire to be buried outside of building #3 leading to building #1. Cable company waiting to hear from **I95 radio** as their signal is impeding ours.*

3.0 **Resident Comments/ Q/A:**

Questions were asked by residents regarding the new lease and of the ownership of the land Brooks Quarry is on. They were told by Michael that the land was donated to the State by the Town of Brookfield to build affordable housing. The State financed 6.3 million dollars in 1983 to build this facility and appointed the Brookfield Housing Authority to run it.

Rental Assistance - (The State Dept. of Housing). Program is not open. BHA is requesting a program based upon the suggested rates that they are asking to be put in place. BHA

is striving to get RAP assistance for \$100,000 per year *for grandfathered rates*. BHA has a request in for *3.1* million.

To fix the sewers, Brooks Quarry needs \$350,000, plus repaving a new walkway and roadway.

The basic part of the new 2015 lease was *taken* from the Milford Housing Authority, as suggested by CHFA, edited to fit Brooks Quarry's needs and reviewed by BHA's lawyer, Larry Marks. It *will be* implemented in *July 2015*. It was reviewed by CHFA (Connecticut Housing Financing Authority).

Many residents were concerned about some of the stipulations and felt that the friendliness that had been experienced here, had been lost. They don't wish to spy and report on other residents.

Connie was praised by the residents for her help in creating activities for the residents and for her pleasant and friendly demeanor.

4.0 **Approval of April Minutes:**

Shirley motioned to accept the minutes. Dick second it. Carried.

5.0 **Treasurer's Report:** July 1, 2014 - Apr 30, 2015

| | |
|----------------|----------------|
| Total Income | \$152,245 |
| Total Expenses | <u>137,299</u> |
| Net Income | \$ 14,946 |

The combination of \$15,699 in income over budget and a reduction of \$1,581 in expenses results in a surplus of \$17,217.

Checking account balance at Savings Bank of Danbury is \$142,336.56.

6.0 **Executive Director's Update:**

Richard submitted his list to the Board, (see attached).

7.0 **Old Business:**

The RAP request, Emergency Money from CHFA for sewers and the New Lease were all covered during the residents questions.

PHA Web Site Plan, Richard is gathering data for June 15th, providing all information to submit to PHA Web who *will input into the new web based system*. Functions such as

'Waiting List Manager', 'Letter Management System, 'General Certification Manager' and a 'Work Order Management System'. The last week of June 29th, they will do ending balances that's in Quick Books and put in 'PH Accounting Manager', 'Vendor Accounting Manager System' and the 'General Ledger' which will eliminates the need for Quick Books.

8.0 **New Business:**

Connie reviewed the activities offered residents. Chris Lucas will take over the Wii Bowling Program on Thursdays at 3:30PM. Bingo is on the third Monday of the month at 6:30PM, and the Kindle, which is used for downloading books, game playing and sending e-mails is available to interested residents.

Dick Sturdevant had to leave early.

9.0 **Announcements:** *Pizza with the Board, Wed. May 13th.*

10.0 **Executive Session:** *Not needed.*

11.0 **Adjournment:** *The meeting was adjourned at 2:52PM. Michael made a motion to adjourn. Shirley second it. All were in favor.*

Respectfully submitted by Iris E. Fiske