

Brookfield Housing Authority

3 Brooks Quarry Road

Brookfield, CT 06804-1052

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

Tuesday, June 9, 2015 - Board Meeting Minutes

Community Room, Brooks Quarry

1.0 **Call to order:** *The meeting was called to order at 1:00PM by Michael Steele*

In Attendance: *Richard Groski, Executive Director*

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

Residents: Iris Fiske, Barbara Boudreau, Barbara Locke, Debbie Lane, Hanna Russo, Pat Callahan, Betty Humphrey and Joan Mey

Pledge of Allegiance to the Flag was led by Michael at 1:01PM.

2.0 **Status of last month's Residents Comments :**

Dedicated 911 Phone in Community Room. Due to cost, it will not be pursued.

Residents were pleased with Michael's explanation of the lease.

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

One of the residents had fallen and hit her head. Shirley asked that the residents respect the privacy of sick or injured tenants while they are being helped by professionals.

Shirley mentioned that the gossip here has gotten out of hand and she would like it to stop.

Linda Townsend would like access to the Wii. Rich will make it available.

Barbara Locke was appreciative of the painting done in her apartment. However, three times, she had to move her furniture, due to Habitat (Brush for Kindness) having changed their schedule dates.

Pat Callahan reported that the gazebo behind Building #2 needs repair. One floor board gave way when she stepped into the gazebo. She also mentioned seeing a woodchuck hanging around the area.

The June 16th luncheon is at 12:00 noon. Shirley would like all residents who signed up to attend, to arrive at that hour, not 12:30 or 1:00.

Pat Callahan remarked that the Landscapers go over the ground too many times in back of her apartment where there is no grass, creating flying dust everywhere. Richard said he will speak to Peter who is the owner of Sunburst Landscaping.

There were several compliments on the shampooing of the Community Room carpet.

Richard remarked he will use a camera during the inspection on June 22nd and 23rd, as is done by other housing authorities.

4.0 **Approval of May Minutes:**

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

5.0 **Treasurer's Report:** For the period -7/1/14 to 5/31/15

Total Income	\$168,445
Total Expenses	<u>154,094</u>
Net Income	\$ 14,351

Balance in Checking Account \$149,181.91

Retained earnings appropriated for repair, maintenance and replacement is \$113,522

Michael wanted to know how much money does BHA have as operational cash.

Richard Groski said that there is about \$36,000 for operational cash.

6.0 **Executive Director's Update:**

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

7.0 **Old Business:**

The RAP request, Five or six residents became eligible for \$4,296 of ERAP money.

Michael asked for a motion to raise the 'Grandfathered' rent to \$60 and the market rate 5%. Dick Sturdevant made the motion to accept, Connie Hunt second it. Carried unanimously.

Michael explained that there is a difference between RAP and ERAP. ERAP is Elderly Rental Assistance Program and RAP is the State Rental Assistance Program.

Connie Hunt, Richard Groski and Dick Sturdevant will be attending a class in Waterbury put on by CONN-NAHRO June 10th, focusing on low income housing tax credits and funding sources for small housing portfolios.

Emergency Money from CHFA for sewers is moving forward. Hopefully, BHA will be hearing from CHFA in two weeks.

PHA Web Site Plan - Richard explained that they will be entering the data starting July 1st. Initial cost was \$1,250. \$75 per month. Debbie Lane and Joan Mey offered to help put in the data. Michael would like a project plan with dates.

8.0 New Business:

Management Plan- Michael does not want to leave out the deficits that BHA has, which was suggested by Tom Bourque in a response letter to Richard regarding the Management Plan. Michael says it is wrong and misleading to not show the deficits.

Advertisement - Update the Ad for more applicants stating the cost for Efficiency and one bedroom apartments. To run in The News-Times, the on line system and also in The New Milford Spectrum for two weeks at a cost of \$1,383.78. A correction was suggested by Michael to place in the ad, that Brooks Quarry is State Sponsored Housing.

9.0 Executive Session: Began at 2:25PM.

Respectfully submitted by Iris E. Fiske