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DUBLIN VILLAGE OFFICE 300LEBANON AVENUE
COLCHESTER, CONNECTICUT 06415
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April 19th 2018

Minutes

The Colchester housing Authority met on April 19th 2018 for its monthly business meeting at Dublin Village. In attendance were: Janet LaBella Chairperson, Marion Spaulding Vice Chairperson. Denise Salmoiraghi Treasurer, Lou DelPivo Tennant Commissioner, Robert Gustafson Executive Director and Brian Gustafson Maintenance Director. Todd Vachon was absent due to family commitments.

The meeting was called to order at 7:02

The meeting minutes for March were reviewed: a motion was made by Denise and seconded by Lou to accept the minutes as submitted: the motion passed unanimously.

The financial statement for March was reviewed: a motion was made by Lou and seconded by Denise to accept the statement as submitted: the motion passed unanimously.

Additions to the agenda- none.

Public Comment

John McCarthy and Robert Russell of Dublin Village attended the meeting to express their concerns of the impending no smoking policy. Their comments were addressed and will be taken into consideration before implementing the policy in July of this year.

Communications

Ongoing with L. Wagner, C.O'Neil and A. Gil re: SCBG. A job meeting was held on 4-13-2018, discussed were the changes to the scope of exterior work, the time line to and costs to 100% completion of the project.

Ongoing with O.Vardar, J. Svelnys re: Pre-Dev funding and the SSHP grant application for phase two of the Dublin Village major improvement initiative. Another phase one environmental study update is underway. An ACM test has been conducted within the community building. At the request of the DOH major changes to the scope of work within this application have been made. This funding rounds submission date is 4-25-2018.

On 4-4-18 Marion, Lou and Rob met with the Breeds Tavern E Board here at Dublin Village. A discussion of the current financial condition of the Co-op and concerns of the E Board was held. On 4-9-2018 Jan, Marion and Rob attended the Breeds Tavern Co-op meeting held at Town Hall. Marion informed the members that she has researched the insurance claim that was denied and the Co-op members were informed to proceed in acquiring quotes to repair the damaged vacant unit. The members will soon be receiving notice that their carrying charge re-determination information will be due to the CHA by the end of May.





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Report of the Executive Director

On 3-21-2018 A call was received from our State oversight agent that an anonymous person who is unaffiliated with the CHA called to complain that proper procurement procedures were not being followed at the CHA. The oversight agent knowing that this is untrue called only to inform us of the complaint and to verify the facts proving so.

On 4-4-2018 an E mail was received from the Town of Colchester's Zoning office stating that a neighbor in the area of Dublin Village has been attempting to sell his home and the blighted condition of Dublin Village and other surrounding properties have made it difficult.

On the lighter side, It may have stopped snowing and Spring may soon happen so that they exterior ground work can resume at Dublin Village.

The vacant unit at Dublin is finished and leased.

Work continues on the units at Ponemah and they will be leased as they are readied for the next qualified applicants. The waiting has grown to sixty four.

A resident of each village has moved to a long term care facility

Our annual rent re-determinations are nearly complete and a 2018/19 management plan will be produced as soon as the final rent calculations are complete.

Report of the Tennant Commissioner:

Lou reported that the residents are anxiously awaiting warm weather, that they may begin planting their gardens and enjoying the weather for a change.

Unfinished Business- none

New Business:

In the course of the conversation Rob had with our State oversight agent, the agent recommended raising the amount that Rob is allowed to spend without prior board approval from \$ 2,001.00 to \$ 5,001.00 as that amount hasn't been adjusted in over ten years.

A motion was made by Denise and seconded By Lou to change The Directors allowable expense without prior board approval to \$ 5,001.00. The motion passed unanimously.

Two residents submitted unit transfer requests, One was approved as the resident has a verified medical need for a ground floor unit. The other was denied as there was no verified medical need or reasonable accommodation referenced within the request.

Rob, as a founding member of the Colchester TRIAD, requested that the Housing Authority make a donation to the TRIAD of \$100.00 to help the members pay for printing costs of the "File of Life" kits. These kits are given to new CHA residents and Senior Center members. The CHA Board unanimously agreed to donate \$100.00 to the Colchester TRIAD to help with their efforts. Rob expressed his thanks and explained how important the information contained within these Files of Life truly is when a person has an emergency.

The meeting was adjourned at 7:51 pm.

Respectfully submitted, 
Robert Gustafson acting secretary in Todd's absence.

CC: Town Clerk

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