



June 21, 2018

Minutes

The Colchester Housing Authority's Board of Commissioners met on June 21<sup>st</sup> 2018 at Dublin Village. In attendance were: Janet LaBella, Chairperson- Marion Spaulding, Vicechairperson- Denise Salmoiraghi, Treasurer- Lou DelPivo, Tennant Commissioner and Rob Gustafson Executive Director.

The meeting was called to order at 7:03pm.

The Minutes for May were reviewed; a motion was made by Lou and seconded by Denise to accept the minutes as submitted; the motion passed unanimously.

The financial statements were reviewed; a motion was made by Denise and seconded by Lou to accept the statements as submitted; the motion passed unanimously.

**Additions to the agenda- none**

**Public comment- none**

**Communications:**

Ongoing with L Wagner, Andy G. and Chris O. re SCBG progress.

The regrinding of the stumps has been completed, the new flagpole has been installed, they rebuilt the caved in catch basin not including the pavement and moved the old mail boxes out of the way of installing the new ones. D/E/F hasn't been onsite this week but expects to return tomorrow or Monday. The landscape plantings are the only thing left to be completed within the original SCBG. The new mail boxes, shelter, ADA ramp at the side entrance to the community building, the sidewalk expansion joint filling and the removal of the old ADA ramp at the rear of the community building are the extras to be paid for with the extra funding.

Rob received an e-mail from Todd re his resignation as a board member.

Rob received an e-mail from the Town of Colchester. The charter revision commission has recommended deleting ordinance #77 from the town charter and wants to know if that could adversely affect the CHA.

Rob contacted Carl Watts at Eversource energy savings re the tremendous maintenance expenses of these heat pumps. They may be able to help with the 3,000.00 replacement of another failed unit.

Rob contacted Jackson Doyle of Energy Resources USA who is Eversources latest energy savings program contact. He came out on 6-19 to review our villages. He may be able to replace the street and interior lighting at Breeds Tavern, the interior lighting at Dublin and the street and interior lighting at Ponemah. He cannot help with the oil fired boilers and water heaters at Breeds, I have provided all the required information and applications, now we wait.

James Delvechio of Security First ins. called me to say "because you have never had a workman's comp claim we are lowering your annual amount by 1089.00" SWEET!

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**Communications continued:**

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Rob received an e-mail on Tuesday from Jessica Abreu re our SSHP application with numerous requirements that must be provided to CHFA by Monday. In the second paragraph of this e-mail she noted that "there is no RAP available for this round." Rob instantly called the DOH and had to leave a message. That afternoon, having not gotten a call he e-mailed them and did get a somewhat sketchy response that if our rents have increased there may be no RAP for anyone currently on the program. Rob stated that he does not be the one to tell nearly half of our residents that they can no longer afford to live in our (affordable) housing!

Rob received an e-mail that CHFA has approved our budget for 2018-19. Therefore there is a lack of communication between DOH saying no RAP and CHFA approving our budget with the years RAP included in it. July 1<sup>st</sup> amounts are supposed to change.

**Directors Report:**

Rob received the first quote to repair Breeds 11-5 \$44,710.00

We hired a plumber to replace all of the ice damaged baseboard so the boiler can be tested to see if it too has to be replaced.

The Breeds Tavern resident who gave a quote for mowing rescinded his offer after learning that Rob could not reduce his rent and would be paid for the services when billed each month.

The public insurance adjusted hasn't contacted Rob yet. A call was expected a call last Friday so Rob pulled all files related to the claim and in that process made another mismanagement discovery.

Work continues on the units at E-92 and E-206. A shower valve gave way in an upstairs Ponemah unit of a resident that we just granted a transfer request to a ground floor unit. The unit she is moving to was ready so we gave her the keys and asked her to not use the upstairs shower. The unit she's moving from wouldn't have required much to get ready until that valve let go, and of course we now need to repair the ceiling of the unit below that we just finished and leased. The unit the other resident we allowed to transfer down stairs to has required a complete remodel of the bathroom, all but the tub. This unit will be completed by 7-1. Both residents transferring have agreed to leave their units clean and painted.

The issues continues with the E-92 resident who's lease Rob terminated.

There are now 66 applicants on our Senior list and 4 on our family list.


**Report of the Tennant Comissioner:**

Lou reported that the natives are getting restless, waiting for this grant work to be completed.

**New Business:**

A lengthy discussion was held regarding setting a base rent amount "minimum rent" for Breeds Tavern residents, as a minimum amount had never been implemented. Jan made a motion to set the base rent amount at \$450.00. Lou seconded. The motion passed unanimously.

The meeting was adjourned at 8:09.

Respectfully submitted by: 

Rob Gustafson  
Temp! Secretary.

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