



July 19<sup>th</sup> 2018

**Minutes**

The Colchester Housing Authority met on July 19<sup>th</sup> for its annual business meeting at Dublin Village. In attendance were: Robert Gustafson, Executive Director, Janet Labella, Chairperson, Denise Salmoiraghi, Treasurer, and Lou DelPivo, Tenant Commissioner. Also in attendance were Carol Vancedarfield and Angie Ciparelli representatives of Breeds Tavern.

The meeting was called to order at 7:08 PM.

The meeting minutes for June were reviewed; a motion was made by Denise and seconded by Lou to accept the minutes as submitted by the Executive Director; the motion passed unanimously.

A motion was made by Lou and seconded by Denise to accept the Financial Report as submitted by the Executive Director; the motion passed unanimously.

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***ADDITIONS TO THE AGENDA none***

***PUBLIC COMMENT***

A discussion was held by the CHA Board of Commissioners and the Breeds Tavern Cooperative Executive Board members present regarding the financial status of the Co-op. Concerns of the costs of crucial deferred maintenance items, the renovation of the long vacant unit and keeping up with the ongoing normal expenses was the topic of the discussion. It was agreed upon that the crucial deferred and essential maintenance items be the priority. Then the vacant unit is to be renovated as the funds allow.

Various ideas of how to help reduce costs were discussed. One of which was to approach the town to inquire if a shelter rent agreement, like the CHA has with the town could be set up for the Co-op as the CHA is the owner and operator of the Co-op.

***COMMUNICATIONS***

Ongoing communications with L. Wagner, C. Oneil and A. Gil re: SCBG. Work continues on the mailbox and rear ramp areas.

On going with the DOH, CHFA and the HDT. Re; phase two of the Dublin Village revitalization.

Rob reached out to person who expressed an interest in joining our board. He will attend the August meeting to get a feel of what it involves to become a member.





July minutes continued.

### ***REPORT OF EXECUTIVE DIRECTOR***

The plumbing contractor has completed repairs to Breeds Tavern unit 11-5 the unit severely damaged from freezing. The domestic water and heating system repairs came to \$4,276.19. The rest of the water damage, wear and tear to the unit will have to be completed bit by bit as it can be afforded.

Rob will be meeting with a contractor tomorrow to get the essential repairs completed to the fourth unit that was discovered during the big freeze last winter.

At the last Breeds Tavern E Board meeting Rob informed the members as to how close the Co-op is to financial failure. That prompted the board to contact residents who are in arrears and who haven't completed their re-determinations to get caught up.

Both of the Ponemah Village residents granted transfer requests ended up in Hospitals for short term stays, delaying the remodeling and re-leasing of their vacated units.

The Ponemah Village failed heat pump was replaced on July 16<sup>th</sup> at \$ 3,000.46

The Dublin Village community building 80 gallon water heater failed and was replaced on 7-17-18 for \$ 1,315.41. It would already have been replaced if the SSHP grant was approved upon the first or second application round. It is still in the third round application for replacement.

### ***REPORT OF TENANT COMMISSIONER***

The residents are anxiously awaiting the completion of all the work going on.

### ***UNFINISHED BUSINESS-none***

### ***NEW BUSINESS-***

Rob received a quote to crack seal and seal coat the driveway at Ponemah Village. He was instructed to get it done.

The meeting was adjourned at 8:12

Respectfully Yours,

Robert Gustafson  
Temporary Secretary.

CC: Janet LaBella – Chairperson  
CHA Board of Commissioners  
Town Clerk

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