

## **GREAT BARRINGTON HOUSING AUTHORITY**

Board Meeting  
August 15, 2013  
Minutes

MEMBERS PRESENT: Deborah Salem, Dana DelGrande, Ariane Blanchard, Ann Condon,  
Veronica Cunningham

MEMBERS ABSENT: none

OTHERS PRESENT: Barbara Heaphy

The meeting was called to order by Deborah Salem at 2:20 p.m.

### **Minutes:**

Motion made by Dana, seconded by Ronnie to accept the July, 2013 minutes. All members voted in favor.

### **Check Register:**

Deborah asked about the National Grid bill since we use a different supplier. The supplier bills National Grid. However, we still pay National Grid for delivery. We will be using a different supplier in November who will be billing us separately.

Moran Mechanical: several bills from them in July. There were quite a few repairs to plumbing down at Brookside. Kitchen sink pipes had to be replaced, the vacant unit had a hot water heater leak and the bathroom had to be redone involving new plumbing. A new hot water heater was installed as well. Simplex Grinnell – replaced a bad heat detector at Flagrock. Also, they came after hours to repair alarm panel when the alarm kept going off. This was very costly, labor alone being \$500.00. Also, we bought back up batteries to have on hand that Rich will be able to install when needed instead of calling Simplex. We were charged \$400.00 for false alarm bills by the town as well. The bill from Braman pest Control was the second and final application to apartment 15.

Motion made by Dana, seconded by Veronica to accept the check register. All members voted in favor.

### **Executive Director's Report:**

We are 100% occupied. Three elderly tenants still owe and have always, in the past paid later in the month. Seven families still owe. I served three fourteen day notices and have gotten one response and partial payment. I will be working with tenants, setting up repayment agreements. The past tenant continues to pay \$50.00 a month as ordered by small claims court.

### **Brookside Manor Sitework:**

The final blacktopping was done by a crew that did some minor damage to curbs and different areas. When they came back to take care of this, they patched the damaged areas of the brand new smooth parking lot. This was not acceptable so DelSignore had to come back and completely reseal the entire parking area. This will take place next Tuesday. The tenants as well as Polly at the Senior Center have been notified because the area can't be driven on for twenty four hours.

**Dewey Court:**

The transition is going well so far. I've been working on entering data into the Public Housing Software in order to begin rent collection and maintenance work orders. I'm looking into the energy efficient program at DHCD for the family heating systems- the same program that funded the family heating system replacement at Flagrock. There is a three bedroom apartment vacant, that needs a lot of work. It's been vacant for over a year now and the problem is getting DHCD funding to turn it around. Rich has looked at it and we are in the process of getting quotes for cleaning, kitchen cabinet replacement and carpeting.

**Regionalization Update:**

There was a hearing in Springfield about the regionalization back in July. Several politicians, including Smitty Pignatelli, are in favor of the NAHRO proposal. I have heard that Patrick's proposal has pretty much been thrown out. There are supposed to be two more hearings around the state before the end of the summer and the legislature most likely will make a decision in the fall.

**Amended CFA:**

The Health and Safety funds we were awarded for storm doors at Brookside were not entirely used. DHCD is recapturing the unspent funding in the amount of \$5,117.44. Therefore, our capital improvement contract must be amended from \$347,059.00 to \$341,841.56. Motion made by Dana, seconded by Ronnie to amend the CFA contract. All members voted in favor.

Motion made by Ronnie, seconded by Dana to adjourn at 3:10. All members voted in favor.

Next meeting is September 19, 2013