

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

April 19, 2012

Minutes

MEMBERS PRESENT: Bill Drumm, Bob Magee, Deborah Salem, Ariane Blanchard

MEMBERS ABSENT: Dana DelGrande

OTHERS PRESENT: Barbara Heaphy, Cara Davis, Dale Abrams, Jim Mercier

The meeting was called to order by William Drumm at 2:16 p.m.

Cara Davis, Dale Abrams and Jim Mercier, friends of the Community Preservation Act came to talk about the benefits of the CPA in hopes that the town of Great Barrington voters will endorse it at the upcoming town meeting. The Community Preservation Act would mean a small increase of around \$79 annually for the taxpayer to create a fund that would support historic preservation, affordable housing, recreation projects and preservation of open space. The state could match these funds collected locally by the Preservation Act. Dale Abrams put forth a very informative slide show presentation. He talked about the benefits to the Town of Great Barrington and also the Housing Authority. There would be additional funding available to the housing authority for specific types of improvements to our current housing stock. Lenox and Stockbridge Housing authorities have benefited from Community Preservation funds already: Lenox has been using funds to restore the front porch on the Curtis, housing for the elderly. Stockbridge has done window replacement in Heaton Court.

After the presentation and a question and answer period, motion was made by Ariane, seconded by Deborah to endorse the Community Preservation Act proposal. All members voted in favor.

Minutes:

Motion was made by Deborah, seconded by Bob to accept the minutes of the March meeting. All members voted in favor.

Check Register:

Motion made by Bob, seconded by Ariane to accept the March check register. All members voted in favor.

Executive Director's Report:

Applications on file are down because the waitlist update was completed. Applicants who could not be located or didn't respond to letters have been removed. 1 bedroom from 50-39; 2 bedroom from 58-32; 3 bedroom from 31-22; 4 bedroom from 10-6.

We are still 100% occupied.

Accounts receivable is under \$5,000. The past tenant owes about half of that. She has not responded to my letters so I am taking her to small claims court. Elderly tenant owing is one who isn't coming back. Her son is handling her affairs but has fallen two months behind. He's left me several voice mails about when he will have the rent paid and be out of the apartment. I've called him back a number of times but always get his voicemail. I've contacted our attorney who advised me to write a letter to him letting him know I will take court action. He responded to the letter, stating he would pay February and March rent and be out of the apartment by the end of April at which time he would pay April rent.

Four family tenants haven't paid and have been sent letters. One has paid since the letters went out.

Capital Needs – An engineer from Reinhardt came out to Brookside to assess the project again. He predicted that the actual work will start either late summer or early fall. Bathroom fan replacement should start in May. I am waiting for the prevailing wage rate.

Allied Waste located in Cheshire, has submitted a trash pick- up proposal. The board agrees that the company we use now is doing adequate job. Ariane mentioned that as a tenant she is very pleased with our current company, Eco Waste. Barbara said that the other company approached her and she wasn't looking to change either. However, they did come in with a lower price. After review and discussion, the board would like to stay with our current company, Eco Waste.

Dewey Court – Barbara spoke with Brad Gordon from Berkshire County Regional and he said he would be glad to meet with the board and go over the Dewey Court proposal either at the next meeting or a special one. BCRHA owns Dewey Court, and Brad would like to turn it over to another agency, preferably, Great Barrington. He feels that his agency has moved in another direction, not property management. They have not been able to give this property the attention it needs. Because of our proximity and management record, it makes the most sense to turn it over to this Housing Authority. Since Sheffield does not have its own. The board is open to hearing more about Dewey Court and has many questions. The best person to answer any questions is Brad Gordon. However, DHCD first contacted Barbara about Dewey Court back in February. There will surely be questions for DHCD as well.

Barbara gave each board member a flyer on the Senior Expo taking place in April at the Senior Center.

It was Bob's last meeting. He wished the board well. He commended the board for doing a great job and said to continue and stick together. It was a sad farewell. He will be missed.

Motion made by Deborah, seconded by Bob to adjourn at 3:45 p.m.

All members voted in favor.

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