

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting
September 20, 2012
Minutes

MEMBERS PRESENT: Deborah Salem, William Drumm, Ariane Blanchard

MEMBERS ABSENT: Dana DelGrande

OTHERS PRESENT: Barbara Heaphy

The meeting was called to order by Deborah Salem at 2:16 p.m.

Minutes:

Deborah asked if a topic is already mentioned in Barbara's Ex Dir. report, is it necessary to bring it up again in the minutes. Ariane said the minutes reflect that the topic was discussed at the meeting. When composing the minutes, Barbara attempts to summarize each topic discussed. Ariane motioned to accept the August, 2012 minutes. Bill seconded the motion. All voted in favor.

Check Register:

Motion made by Bill, seconded by Deborah to accept the August check register. All members voted in favor.

Executive Director's Report:

Applications slightly increased since last month.

One elderly unit came vacant the end of August. A three bedroom became vacant the middle of September. Rich is almost done with the elderly unit and will go into the family one soon. It is in pretty good shape. The tenant left it in very good condition.

Accounts receivable is very high this month. The majority is owed by the family I've taken to court for eviction. The court hearing was yesterday and the tenant agreed to sit down and work out a payment plan to pay the back rent in full. The tenant does not want to be put out on the street. We have scheduled another meeting to write up a formal agreement with Attorney LaFore next Tuesday. The family and elderly tenants who still owe have been sent notices. The past tenant who still owes and whose son is not responding is probably not going to pay. Since it is such a small amount, Sue said to go ahead and request that the \$215.50 be written off. Motion made by Deborah, seconded by Bill to write off the \$215.50 owed by a past tenant. All members voted in favor. The other past tenant is coming in the end of this month to catch up on her payments.

Capital Needs Projects:

Bathroom exhaust fans at Flagrock – Moran Mechanical completed the job yesterday after getting a late start. The job only took a couple days and all second floor apartments at Flagrock have working bathroom exhaust fans.

The sitework at Brookside – We have been awarded an additional \$33,000.00 for lighting at Brookside under an energy conservation program. We will be adding additional energy efficient, non-glaring, LED lighting in the parking area. However, new drawings have to be submitted, delaying when the job will be ready to go out to bid.

in early November.

Dewey Court:

Brad Gordon and his accountant, Theresa Ewald agree that the best way to proceed at this time is for Berkshire County Regional and Gt. Barrington to enter into a memorandum of understanding. The MOU would state that GBHA would manage Dewey Court for BCRHA. I will be meeting with Brad next Monday to talk about this and go over the details and responsibilities. Brad is looking at a January start date. I will have more information after I meet with Brad.

Administrative Assistant:

I'm still interviewing for an assistant and hope to have someone by November 1st. I ran an ad in the Shopper's guide for two weeks and have gotten a good response.

Snow Plow Bids:

I ran the ad in the shopper's guide accepting bids for the 2012-2013 season. To date, no one has come in for a bid packet. The board agrees that we will use the seasonal price again this year.

Ariane made a motion to accept the Executive Director's report. Dana seconded it. All members voted in favor.

Board Member:

We are still lacking a board member which is somewhat of a concern. There has been very little interest. Ariane has talked to some people through her political involvement. The owner of the Housatonic water company has expressed an interest. Dana will see him Sunday and talk to him.

Regionalization :

Deborah wrote a letter to the secretary of housing expressing her views on housing regionalization. She cc'd it to Gov. Patrick and Smitty Pignatelli. She can email it to any board member who would like to read it. Also, this Wednesday, there will be an informational meeting at the Lenox Housing Authority for all Berkshire County housing directors, board members, and local politicians. Tom Connelly from Mass NAHRO will be there as well. Deborah and Barbara plan to attend.

Next meeting November 15, 2012

Motion made by Bill, seconded by Deborah to adjourn at 3:10 p.m. All members voted in favor.