

GREAT BARRINGTON HOUSING AUTHORITY

Board Meeting

August 21, 2014

Minutes

MEMBERS PRESENT: Deborah Salem, Ann Condon, Veronica Cunningham, Richard Needelman

MEMBERS ABSENT: Ariane Blanchard

OTHERS PRESENT: Barbara Heaphy, Karen Smith, Christopher Rembold, Ed Abrahams, Nan Wile

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

Minutes:

Motion made by Deborah, seconded by Richard to accept the July, 2014 minutes. All members voted in favor.

Check Register:

After Barbara answered questions about specific checks to vendors, Veronica made a motion to accept the check register. Deborah seconded it. All members voted in favor.

Executive Director's Report:

Barbara reported on the number of vacancies, applications on file and accounts receivable.

Dewey Court:

The drainage project was completed last week. Now there is a drain at the end of the driveway. This will take care of the water and ice buildup that has been occurring over the past several years.

There is one elderly vacant apartment that Anthony is working on now. It will be ready for occupancy by early September.

Apartment 11 has been occupied since July 1. If tenant is agreeable, board members would like to take a look at the refurbished apartment.

Board Member Training:

Patricia LaFore had to check her calendar for either September 18th or October 16th board training. She has not confirmed a date yet.

Community Preservation Act Funding:

Chris Rembold spoke about how CPA funds can be used in public housing: To preserve existing buildings, not for rehabilitation. The two- step process applications are accepted and reviewed by the CPC. The first step is eligibility. The second step is a detailed description of the project about eight or nine pages. There can be more than one project on the application. The CPC can recommend full or partial funding for an application. The applicant can ask for additional funding to a project that has been partially funded by DHCD.

An explanation of how the housing authority will preserve and maintain a funded project is also required in the application process.

In FY 14 an estimated \$350,000 was collected from the town. FY 15 funds are being collected now. Total for both years estimated at \$750,000.00.

CPA can be used for certain regional projects. If there are any projects in Sheffield that would qualify for CPA funding, Barbara should get in touch with Chris.

Other Business:

Ann requested that we address Section II of the bylaws at the next meeting.

Veronica asked that we make sure the architect doesn't pick windows that lose light, when replacing the family windows.

Barbara will check with Time Warner about either an internet package or inexpensive Wi-Fi for the tenants.

The warranty on the new 689 roof is lifetime according to the project manager from Hill Engineering.

Barbara reported that bathroom exhaust fans will be installed at Brookside Manor. GFI outlets will be installed in all baths and kitchens as well. Also, because Brookside heats with electricity, we might be eligible for funding to install energy efficient wall units in the apartments that provide both heat and a/c. Savings could be as high as 60%.

Motion made by Deborah, seconded by Veronica to adjourn at 3:30. All members voted in favor.

Next meeting is September 18, 2014.