

LITCHFIELD HOUSING AUTHORITY
SPECIAL MEETING, AUGUST 12, 2011, WELLS RUN

Called to order at 1:05 PM

Commissioners present: Barbara Spring, Bob Miller, Sandy Becker and Harry Colvocoresses. Peter Testa of Wagner Associates was also present.

The minutes of the July 26, 2011 meeting were presented. Bob Miller moved to accept them. Sandy Becker seconded and the motion passed unanimously.

Because Peter Testa was present, we took up the Wells Run renovation grand under Old Business. Peter suggested that the old propane tank may have to be replaced because it is too small. Peter said that there never was an addendum for the Wells Run generator project; so Kurt Barrow's (?) complaint is without merit. The bid for the new generator includes installing a new pad and disposing of the old generator. The low bidder on the generator replacement project was Central Electric & Generator at \$9,400. Peter said that Central is a responsible contractor.

We then discussed the ADA renovations for A-1, A-2 and the Community Building. Stanley Construction, which is just finishing the Wells Run exterior and interior renovations, was the low bidder. Add Alt #1 is to replace floor tiles in the bedrooms. Alt #2 is to exclude all work in the Community Room. Peter said if we accept generator bid and all ADA work, we will only have \$2,553 left in the grant to handle contingencies.

We discussed the concrete problem. In their letter of August 10, 2011 to Ken Hrica, Cocchiola denied all liability for the cracked concrete slabs. But Cocchiola will replace the cracked curbing at no cost. Peter said our grant funding was being extended to December 31, 2011 in order to finish up these issues. Cocchiola will not post a cash bond and Peter said he did not want to call their performance bond.

Peter mentioned that there was a potential change order amounting to \$3,190 to expand the swale near building H. So far this change order has not been approved.

Cocchiola offered to do saw cuts and caulk all walkways that had heaved for \$500. Bob Miller moved to accept this offer. Harry Colvocoresses seconded and the motion passed unanimously.

We discussed the ADA work for the Community Building; this phase of the renovations is our cushion. Sandy Becker suggested that we eliminate the ADA renovations to the Community Room, because we have almost exhausted the grant. Barbara Spring agreed. Sandy Becker moved to accept Stanley's bid for \$85,178 ($98,400 - 375 - 12,847$) and to accept Central Electric bid for \$9,400. Bob Miller seconded and the motion passed unanimously. Sandy Becker moved to add Alternate #1 in Stanley's bid for \$375. Bob Miller seconded and the motion passed unanimously.

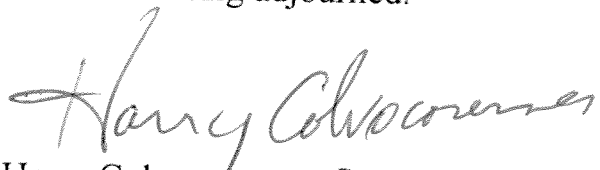
We looked at the drying area and noted that there were six (6) cracked slabs.

Bob Miller told us about the meeting he attended with Fran Delaney of West State on August 9th; Jack Healy and Don Hill also attended. The purpose of this meeting at Bantam Falls was to improve the energy efficiency of that building. They were told that the boilers are currently burning "biofuel", which has a lower heat value. Fran mentioned that we could install a heat meter in each unit and then bill each resident separately; Harry mentioned that we need to check with Cheryl Good if this is allowed. We could put a thermostat control in each unit. We could put on boiler controls, which would reduce the boiler temperature in warmer winter days. Bob and Fran noticed that the computers on the boilers were missing. Fran offered to get somebody to do an energy audit for us. Fran mentioned that the circulating pumps are old; new pumps are more efficient and have variable speed. Fran thinks he can get us a grant to replace the boilers. Bob and Don counted 25 air conditioning units operating at Bantam Falls but only 12 residents have paid for them. Fran said that West State could do generator maintenance.

Bob Miller said we need to revise and update the agreement with D&H Management.

There was a discussion of smoking areas. There was a discussion of the capital needs assessment. Barbara Spring mentioned that she was placing brochures for an AAPR financial assistant program at Wells Run and Bantam Falls,

Bob Miller moved at 3:45 to adjourn the meeting. Sandy Becker seconded and the meeting adjourned.

A handwritten signature in cursive script, reading "Harry Colvocoresses". The signature is written in dark ink and is positioned above the printed name.

Harry Colvocoresses, Secretary