

LITCHFIELD HOUSING AUTHORITY
REGULAR MEETING JULY 10, 2012 AT WELLS RUN

Called to order at 1:05

Commissioners present: Harry Colvocoresses, Bob Miller, Barbara Spring, Sandy Becker. Don Hill had a medical issue so he could not be present.

The minutes of the June 26, 2012 meeting were presented. Sandy Becker clarified that Unfinished Business item f related to the sewer line at Wells Run. Bob Miller moved to accept the minutes as clarified. Sandy Becker seconded and the motion passed unanimously.

Jim Simoncelli Jr came in to speak to us. He had been clearing the shrubs near the rock in front of A building. Jim mentioned that Judd Milani had asked him for help in moving; Judd still has stuff in his apartment. Jim said that Don had said that stuff was to be trashed. Bob Miller gave an update on the sewer line issue (Unfinished Business item d). Knox will have to use a trench box. American Rotorooter will come by in a few weeks. Jim mentioned that the site lighting had been fixed (Unfinished Business item e). Jim brought the big hot water heater in the utility room to our attention; it might be 120 gals and is used primarily for the washer. It is very old and probably consumes a lot of electricity. Bob Miller and Barbara Spring talked with Jim about removing some trees. Bob Miller suggested that one of the Simoncellis should be at our meetings when we're at Wells Run. Jim mentioned that the electric out let in A-3 had been changed from 110 to 220 volt at the resident's expense.

Bob Miller noted that none of the inspections had been done. Barbara Spring wants Bob Lajoie to attend our Bantam Falls meetings. She had spoken to Bob Lajoie about the weeds at Bantam Falls; she told him to use vinegar to kill them. We discussed the work performance of Bob Lajoie.

Bob Miller told us that Joanne in the Tax Assessor's Office had mentioned to him that the residents liked the new washer & dryer.

Communications:

- We got a notification of the CONN-NAHRO convention in August.
- Barbara Spring said she has not received any petitions yet for the election of resident commissioner.
- Don Hill had notified the residents at Bantam Falls that CL&P would be shutting off the power to make certain upgrades on July 11th. The notice also mentioned that the air conditioner fee was \$90 for the season like last year. And he reminded residents to remove clutter from their porches. Bob Miller said he would check with Don about doing inspections.

Barbara Spring brought to our attention a problem with replacing the refrigerators at Bantam Falls; 17 residents do not want the new refrigerators. The new ones should be delivered on July 12th. Sandy Becker pointed out to us that the May 22nd minutes mentioned purchasing 27 refrigerators and 7 stoves. Bob Miller said he would try to encourage the Bantam Falls residents to accept the new refrigerators.; Sandy Becker said she would go there on Wednesday. We discussed the need to replace carpeting inside units when they become vacant.

There was no Treasurer's Report

There was no Manager's Report.

There was no financial report

Unfinished Business:

- b) The proposal from James Stevens was handed out. This was for power washing and painting the porches at Bantam Falls.
- g) Barbara said we're calling this an "open house". She said mornings are good for Leo Paul. We might have it September 11 or 25. It could be in the morning at either 10 or 11 AM.

- h) The notice for petitions was handed out on June 19th. Residents have 30 days to submit heir petitions.

Barbara Spring said she would put 2 pylons over the stakes in the horseshoe pit.

Bob Miller moved to have LHA reimburse Cheryl Stoughton (BF #5) for the purchase of WEII. It might cost up to \$80. Barbara Spring seconded. There was no vote and the motion was tabled.

Sandy Becker said she could not attend the August 14th meeting because of the primary elections. We can reschedule our meeting to August 7th and cancel the meeting on the 14th.

The commissioners went outside to inspect Wells Run and noted many problems - -

- We looked at the old hot water heater in the utility closed.
- The new siding on the buildings has mildew and needs to be power washed.
- There is a junk car near the entrance that belongs to Lynn Bacca
- The fence near the dumpsters needs work.
- The storage shed door needs to be fixed.
- There are several dead trees behind B building.
- There is a junk air conditioner behind C building.
- Who owns the grill behind C building ?
- There are no millings yet around the sewer pump.
- The tree between D and E buildings should be cut.
- The apple tree between E and F buildings should be cut down.
- The picnic benches need to be repainted.
- LHA should buy a power washer.
- Rocks should be put down behind A-2 and A-3.
- Trees near the parking areas need trimming.
- Trees near site lighting need trimming because it restricts the light.

The meeting adjourned at 3:45 PM

Harry Colvocoresses, Commissioner