

Tuesday, April 9, 2013

LITCHFIELD HOUSING AUTHORITY
REGULAR MEETING APRIL 23, 2013 WELLS RUN

Called to order at 1:15 by Chairperson Barbara Spring

Commissioners present: Barbara Spring, Sandra Becker, Cheryl Stoughton (tenant representative), Bob Miller, Tom McClintock, and Executive Director Jim Simoncelli Jr.

Minutes:

Correction to minutes on April 9, 2013, on page 3 under "G" should be "at" not "and". Motion made by Bob Miller to accept minutes from April 9, 2013. Motion seconded by Tom McClintock. Motion Passed.

Maintenance Report:

Bob Miller reported that there will be work done on the generator at Wells Run.

Jim Simoncelli has started the spring clean-up at Wells Run which includes trimming bushes, cutting downed trees, and raking the lawn.

Tenant Commissioner Report:

Cheryl Stoughton reported that resident in apartment #2 wants to gather with some friends once a week during the summer months in the TV room at Bantam Falls. Bob Miller made motion to allow group to gather in TV room. Tom McClintock seconded motion. Motion passed.

Cheryl Stoughton reported that the rug in unit #29 has a white powder in it. Jim Simoncelli Jr. will contact Taylor Rental and ask about renting a vacuum and have Bob Lajoie vacuum the rug.

Bills and Communications

Jim Simoncelli Jr. has been in contact with Red Hawk about Payment for alarm panel at Bantam Falls

Barbara Spring reported that she received a letter in the mail from the Litchfield Housing Authority's attorney regarding CHRO ex rel. Kilby v. Litchfield Housing Authority et al.

Private Grants:

Sandra Becker reported that the Seherr-Thoss Foundation will be meeting sometime in early May and the recipients will hear later in May.

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Report of Executive Director:

Jim Simoncelli Jr. reported that he completed all recertification that were handed in. He will be handing them out to residents on or before April 30, 2013.

Jim Simoncelli Jr. reported that he will be starting his accounting class in late April.

Jim Simoncelli Jr. will call Judd Milani to see if he can make higher monthly payments on his outstanding balance. Motion made by Bob Miller to allow Jim Simoncelli Jr. to call Mr. Milani. Motion seconded by Tom McClintock. Motion passed.

Jim Simonelli Jr. reported that Bantam Falls ran out of oil on April 14, 2013 after Dime Oil brought over 800 gallons on April 2, 2013 and left the tank at about 1600 gallons. Jim Simoncelli Jr. has tried to contact the manager of Dime Oil or the driver of the truck but has not been able to reach them. Bob Miller made motion to have Jim Simoncelli Jr. call the resident state trooper of Litchfield and file a report. Motion Seconded by Tom McClintock. Motion Passes.

Financial Report:

Jim Simoncelli Jr. handed out financial report to all commissioners. Tom McClintock made motion to accept financial report. Sandra Becker seconded motion. Motion passed.

Site Inspection:

A site inspection was not conducted.

Unfinished Business:

A. Insurance / Pets / Liability

- a. Jim Simoncelli Jr. will call Wilma Ramos and ask her about pet liability.

B. Ladder for oil tank at Bantam Falls

- a. Cheryl Stoughton reported that the oil tank ladder was put up.

C. Bantam Falls furnace contract proposal

- a. Jim Simoncelli Jr., Mark from J & M Plumbing, and Greg will meet next week to finalize furnace work.

D. Waiting list

- a. Nothing to report at this time

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E. A-3

- a. Jim Simoncelli Jr. will get two additional bids on the ramps and sidewalks.

F. Lawyer

- a. Nothing to report at this time.

G. Rent Increase

- a. Tabled unit next meeting

Bob Miller made motion to adjourn meeting at 3:30. Motion seconded by Tom McClintock. Motion passed.

Tom made motion to enter Executive Session at 3:30 to discuss private matters. Motion seconded by Bob Miller. Motion Passed

Bob Miller made motion to leave Executive Session at 4:15. Motion seconded by Cheryl Stoughton. Motion Passed.