

Tuesday, June 10, 2013

LITCHFIELD HOUSING AUTHORITY  
REGULAR MEETING JUNE 10, 2013 WELLS RUN

Called to order at 1:03 by Chairperson Barbara Spring

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

Residents present: Julie White (unit 32), Rosanna Sciortino (unit 10), Gilbert Thibadeau (unit 8), Les Bellmay (unit 2), S. Donnaroma (unit 17), Helen Pinney (unit 15), Virginia Bennett (unit 9), Carol Ann Winegar (unit 16), Gaybriella St. Claire (unit 23), Socorro Rickevicius (unit 29), Carole Kent (unit 14), Mickey Crow (unit 12), Phil Steiner (unit 6), Peggy Isley (unit 21), Jackie Bruce (unit 36), Madeline Sachse (unit 18).

**Minutes:**

Correction to Minutes on May 28, 2013

Correction in second paragraph under Maintenance Report, “Bantam falls” should be “Bantam Falls”. Correction to the first sentence in the second paragraph under Tenant Commissioner Report, “frequent faller” should be “frequently falls”. Correction to second sentence of same paragraph, “working” should be “worker”.

Motion made by Bob Miller to accept minutes from Regular Meeting on May 28, 2013. Motion seconded by Tom McClintock. Motion Passed.

Motion made by Tom McClintock to accept minutes from Special Meeting on June 5, 2013. Motion seconded by Bob Miller. Motion Passed.

**Resident Concerns:**

Sandra Becker opened the resident concerns part of the meeting with a statement she prepared that explained the situation between the Litchfield Housing Authority and maintenance worker Robert Lajoie. Sandra Becker’s statement talked about each commissioner and what their responsibilities are. She continued by stating that the Housing Authority is limited in what we can say to residents regarding the situation because it involves a personnel matter. Sandra Becker made it clear to residents that the Litchfield Housing Authority Board tried for two years to make it work with Mr. Lajoie. She also made it clear to residents that all of the written letters that Mr. Lajoie had received were normal protocol and they came directly from our attorney. Sandra Becker ended her statement by allowing residents thirty minutes to express their concerns in the matter.

Tuesday, June 10, 2013

Mickey Crow brought up a concern about who will be replacing Bob Lajoie as Bantam Fall's maintenance worker. Barbara Spring stated that Jim Simoncelli Jr. will be interview candidates for the part time position.

Residents also asked if they could have a get together or party with Bob Lajoie so they could say goodbye after he has removed his belongings and handed in his keys. The Board of Commissioners will allow Bob Lajoie to return as a guest of the residents. The Board has requested that they are notified when this party will take place.

All residents left the meeting except Les Bellmay (unit 2), Carol Ann Winigar (unit 16), and Jackie Bruce (unit 36).

### **Maintenance Report:**

Jim Simoncelli Jr. reported that Litchfield Plumbing had to replace the water heater in unit H2.

The cleaners will be coming to clean unit #30 and unit #4 and Jim Simoncelli Jr. will fix the plumbing in unit 3 #30.

The painter, Craig Simmons, has finished the painting in unit #4, unit #30, and unit #31. He will start unit #33 and #35 later in the week.

Barbara Spring reported that Weingold Carpet will be coming and replacing the carpet in unit #30 before June 15, 2013.

### **Tenant Commissioner Report:**

Cheryl Stoughton reported that unit #4 still needs some attention. The caulking in the kitchen needs to be redone and the closet door is off of the bracket on the floor.

Cheryl Stoughton also reported that the heating wires on the roof that are used to melt the snow in the winter time are falling off part of the roof and need to be fixed. Jim Simoncelli Jr. will call John Dennis and have him look at both the heating wires and the roof above unit #36.

### **Bills and Communications**

Barbara presented paperwork from the bank that needed to be signed by Chairperson Barbara Spring, Vice-Chair Sandra Becker and Treasurer Bob Miller. The signatures on the paperwork grant Barbara Spring, Sandra Becker and Bob Miller the ability to be signers of the Litchfield Housing Authority bank account.

Barbara Spring reported that she has been to the bank and fixed the amount of money transferred between two of LHA's bank accounts each month.

Tuesday, June 10, 2013

**Private Grants:**

Jim Simoncelli Jr. reported that he has been in contact with Dick Cooper TV & Appliance to organize when the new ranges will be delivered. Jim Simoncelli Jr. is waiting until the new carpets get put down before getting the ranges delivered.

Jim Simoncelli Jr. got verification that the new carpets will be going into units #4, #29, #30, #31, #33, and #35

**Report of Executive Director:**

Jim Simoncelli Jr. is in the process of filling the units at Bantam Falls and the unit at Wells Run. Jim has new residents coming into unit #30, unit #4, unit #33, and unit #35. Jim also has meeting scheduled with potential residents for unit #23.

**Financial Report:**

Nothing to report at this time.

**Site Inspection:**

A site inspection was not done.

**Unfinished Business:**

A. Insurance / Pets / Liability

- a. Tom McClintock contacted the first selectman's office and there is no umbrella policy.

B. Bantam Falls furnace contract proposal

- a. LHA is still waiting on J&M Plumbing to finalize the furnace setup on the computer.

C. Waiting list

- a. Jim Simoncelli Jr. will update the waiting list when he has completed school.

D. A-3

- a. Jim Simoncelli Jr. will ask Jon Worthington if The LHA can get in writing the codes that A-2 and A-3 follow.

E. Lawyer

- a. Nothing to report at this time.

Tuesday, June 10, 2013

F. Rent Increase

- a. Jim Simoncelli Jr. will ask Wilma Ramos about starting the process of a rent increase.

G. Discoloration Removal at Bantam Falls

- a. Jim Simoncelli Jr. is waiting on quotes from a few different companies.

H. LHA Directory

- a. Jim Simoncelli will continue to update the LHA Directory with the help of Commissioner Tom McClintock.

**New Business:**

Tom McClintock brought before the board that he has been in contact with CL&P about an energy audit. Tom will gather more information and bring it to the next meeting.

Tom McClintock made motion to adjourn meeting. Motion seconded by Cheryl Stoughton. Motion passed. Meeting adjourned at 3:59PM.

Respectfully Submitted,

Jim Simoncelli Jr.  
Executive Director  
Litchfield Housing Authority