

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

MINUTES OF REGULAR MEETING

WEDNESDAY SEPTEMBER 11, 2013

5:30 PM

Vice Chairman Dalcher called the meeting to order at 5:30 pm

Roll call: Commissioner Dalcher, Commissioner Beeble, Commissioner Ryan and Commissioner Walsh, Commissioner Slifkin arrived at 7:10

Present: Collin Vice, Mark Nolan, Leslie Friedman, Earl Reeve, Christine Sleight, Elaine Budd

Vice Chairman called for Resident Input and they responded with the following information: The suggestion box is up and they are receiving some suggestions and after they are screened they will be discussed with the director. Small maintenance issues presented included the job Yardapes was doing during winter and when cutting grass not blowing the cuttings off. The new lights were installed and there is a yellow glow on the ones on the Project # 166 side, which is due from the lens covers that are installed. The ED is aware and is seeking a solution as the fixtures are dated and we may need to use a clear covering which has to be located. The issue concerning the use of the laundry room was discussed and it was determined that should the resident Council wish to place a signup sheet they could so as that was not something the Authority would undertake. Concerns about the door painting on the Project 133 side were discussed. The the matter was brought to the attention of the ED and it will be addressed. Further a concern about apartment doors being left unattended during the painting. The resident was assured that the matter was addressed and will be monitored. The plaque for Jane Hall was discussed and the Commission advised that it will be done and named in her honor.

Phineas Park- Mark Nolan presented the Financial Report for July 2013 as well as discussed proposed relief plan for the loss of rental assistance. It appears that rental assistance will only be the month of September 2013 and will resume. Two residents have received notices to vacate and we currently have (1) 2 bedroom vacancy. The fencing at the St. Thomas Church has been repaired.

Review and discussion of the recommendation made by Dave Belcher to upgrade the computer in the management office was reviewed and it was determined that it must be done now as opposed to the new fiscal year. Motion made by Commissioner Beeble and seconded by Commissioner Ryan. Motion carried.

The Vice-Chairman called a Motion to approve minutes of the regular meeting of August 14, 2013 and the Special meeting of September 4, 2013. Motion carried and approved with no changes or modifications.

The Vice Chairman called for a motion to pay the bills of September 11, 2013. Brief discussion ensued about the bills for painting and the expenses for Ring's end. It was explained that we purchased

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TOWN OF BETHEL
TOWN CLERK

handicapped bars for the newly renovated units as they came without them being installed and we needed to place them outside of the showers as we did not want to void the manufacturer's warranty. Motion to pay the bills was approved unanimously.

Executive Director's Report- Things are progressing well and CHFA will be here on the 17th to discuss the budget for 2014. After that meeting the revisions if any will be presented in a revised document for your review and approval for submission to DECD and CHFA. We are also going to discuss the rent increase needed for 2015 and the process needed for their approval.

Chairman SLifkin assumed the Chair's position at this point and called for motion to approve the Treasurer's. Motion was made by Commissioner Ryan and seconded by Commissioner Beeble. Motion was approved.

Authorization to make final payment to Hewitt Construction was made by Commissioner Walsh and seconded by Commissioner Dalcher. Motion carried

Motion was made by Commissioner Beeble to table the budget discussion until after meeting has occurred with CHFA and was seconded by Commissioner Dalcher. Motion carried unanimously.

Chairman called for a motion to establish a line of credit with People's United Bank. The Motion was made by Commissioner Dalcher and seconded by Commissioner Walsh. Motion denied unanimously after a brief discussion as it was recommended that we make larger account deposits and not exceed the DECD requirements for auxiliary banking accounts.

Commissioner Beeble updated the Commissioners on the CHRO complaint and reported our response is under review and we shall await a response concerning the matter.

Motion to adjourn was called and unanimously approved at 7:50 pm

Respectfully Submitted

Collin Vice

Recording Secretary