

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

MINUTES OF REGULAR MEETING

WEDNESDAY DECEMBER 10, 2013

5:30 PM

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TOWN OF BETHEL  
TOWN CLERK

Meeting called to order at 5:35 pm

Roll Call: All Commissioners present

Present Mark Nolan, Collin Vice, John Ofiero Lucille Ofiero, Earl Reeves, Elaine Budd and Sandra Nichols

Resident Input: Mr. and Mrs. John Ofiero informed the Commission about the heavy condensation of their bedroom and living room windows and wanted to know what could be done about it. After a discussion it was determined that CLP would be contacted to conduct an energy audit and weatherization measures are to be installed if necessary.

Meanwhile, the Commission is looking into possible sources of funding to make needed repairs of windows and doors, etc. Earl Reeves requested that the pet deposit fee be waived as he needs the dog to alert him when there is someone at his door. He further advised the Commissioners that he has signatures from residents who want their rear doors painted. The matter was deferred until later as exterior painting cannot be done this time of year. Elaine Budd asked about the status of the bathroom renovations for the occupied units and was advised that we are still looking into funding sources to complete this project. No word yet on the mirror being placed at Judd Avenue. Presently, the Town is determining if they would allow us continue use as it was designed as an access road for emergency personnel and not for use to enter or leave the complex. It was agreed that we shall wait to hear from the Town. She also stated that the Pot Luck Luncheon was well received and finally, the situation with the laundry room is working its way out. Sandra Nichols wondered what could be done about the parking situation as we do not have enough parking. Further, residents who have aides should advise them not to park in the numbered spaces. Meanwhile a notice should go out to all the residents.

Mark Nolan advised that Rural Development approved funding for Parking lot and the roof replacement for Phineas Park and both will be funded from the reserves. Phineas Park is not part of the same property tax assessment formula as Reynolds Ridge and requests that the Commission discuss the same with the Town to place the property under the same agreement as Reynolds Ridge. A judgment was received for one resident to vacate by February 28, 2014. Two families have corrected their violations and they are presently working with one resident to find alternative accommodations as he is wheel chair bound and cannot properly navigate his current unit. Two tubs were replaced, so the expense report will show a slight increase. They are in the process of purging their Waiting List and will soon exhaust the 2 bedroom list. All applicants will be pre-screened for credit and criminal before placing them on the list to ensure that they meet the basic requirements before they reach the top of the list and if there are issues they can address them and reapply at a later date.

Motion to Approve the Minutes of November 13, 2013 was made by Commission Ryan and seconded by Commission Beeble. Motion was approved with no corrections.

Motion to authorize the payment of the bills for December 11, 2013 was made by Commissioner Dalcher and seconded by Commissioner Walsh. Motion carried.

Executive Director reported that the Library provided cookies for the residents and that the Bethel High School Choral came and sang Christmas Carols. The issue with the kitchen fan has been resolved and all have been replaced and are working. The Fire Marshall's Office has been notified to come back and re-inspect. Contact was made with the security firm that was recommended by Nolan and an appointment was made and he was a no show. Telephone follow up was made and he has not responded and so I am investigating other solutions.

Motion to accept the Treasurers report was made by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried

#### Old Business

The Voluntary Compliance Agreement is moving along and to date the items that were to be done in house have been completed. The remaining items are in progress.

#### New Business

Adopt a Resolution to approve the 2014 Meeting Calendar with a motion by Commissioner Dalcher and seconded by Commissioner Walsh. Motion carried and the same shall be filed with the Town Clerk's Office.

The Authorization for Plumbing Contractor 2014-2016 was tabled until next regular meeting as additional vendors are to be contacted.

A motion was made by Commissioner Beeble that a committee consisting of Commissioner Slifkin and Commissioner Dalcher examine the pricing and be authorized to approve the selection of the contractor for Bathroom Repairs. It was seconded by Commissioner Ryan. Motion carried

Commissioner Beeble made a motion to go into Executive Session to discuss personnel matters. It was seconded by Commissioner Ryan at 7:27pm. Chair entertained a motion to come out of executive session at 7:40 pm and no votes were taken. Motion passed unanimously approved.

Motion to adjourn made by Commissioner Dalcher and seconded by Commissioner Walsh at 7:45 pm.

Respectfully Submitted

Collin Vice  
Recording Secretary