

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

MINUTES OF REGULAR MEETING

WEDNESDAY MAY 14, 2014

5:30 PM

Chairman Slifkin called the meeting to order at 5:32 PM

***Roll Call: Commissioner Slifkin, Commissioner Dalcher, Commissioner Beeble, Commissioner Walsh***

***Chairman Slifkin read into the record a letter of resignation from Commissioner Linda Ryan which was effective May 12, 2014.***

***Present: Mark Nolan, Collin Vice, Elaine Budd, John Ofiero, Lucille Ofiero, Karen Springer, Sandra Nichols, Earl Reeves, Veronica LaBua, Jack Dietter, Warren Lafferty, Lucy Lafferty, Christine Sleight, Veronica LaBua, Len Newby, Gary Allen, John Favale***

Citizen Input: Elaine Budd presented the Commission with a copy of the By-Laws for the Resident Association for review and comment. Commissioner Beeble advised that perhaps they should include some language about having a quorum and would email Elaine Budd if he had any other suggestions. Len Newby asked if the tenant Association was part of the Commission and raised the question why were they receiving funds and was advised that seed money was given for the group to use for organizational expenses. Gary Allen wanted to know about the Mirror being placed at the end of Judd Avenue and was advised that the Authority would take no action on the matter. Gary Allen wanted to know if he could have copies of the Commission's By Laws and was advised that it is public information and if he made the request at the office a copy would be provided. He raised the question about why they are not given at lease up and was told that the rules governing occupancy is your lease and not the By-Laws of the BHA. Gary Allan wanted to discuss a matter concerning an individual resident and was advised that this was not the forum to do so.

Phineas Park- Mark Nolan provided copies of the Annual Audit and the monthly financial report noted that everything was in order and asked if anyone had any questions about the audit. He advised that he was presenting another payment to the BHA as part of the Administrative Allowance. Received the bids for the parking lot and RD is requesting that that we comply with today's parking requirements for handicapped spaces and will have someone look to see if it is possible to add in the 3 new accessible spaces they are seeking, but we must keep in mind that our building was built some time ago and it will be difficult to achieve given the size of the parking lot and lack of available space. Presently the waiting list is open and we have no vacancies. The one tenant who was non-compliant has complied so no further action will be taken.

Motion to approve the Minutes of March 12, 2014, April 9, 2014 and the special meeting of April 21, 2014 was made by Commissioner Walsh and seconded by Commissioner Beeble.

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TOWN OF BETHEL  
TOWN CLERK

Motion by Commissioner Dalcher and seconded by Commissioner Walsh to pay the bills of May 14, 2014. Motion carried.

The ED reported that Wood Works were moving along very swiftly and would estimate that the units will be ready by mid-June. Your package this evening has correspondence from HUD closing out the Voluntary Compliance Agreement. Bathroom repairs are complete and you have later on in the agenda payment authorization. The annual resident picnic needs to be discussed and a date selected. Chairman Slifkin recommended that it be held on Wednesday June 11, 2014 between 12 noon and 2:30 pm, followed by the monthly meeting starting at 3pm. The ED will check with the Town's Clerk's office to see if we can change the time of the meeting if it will be considered a special meeting. The Ed is to contact the Town's Grant Writer as ask if they would put in an application under the Small Cities Grant for us to have the ramps and bathroom upgrades completed. It will soon be time for the 2015 budget. Commissioner Beeble recommended that the budget be drafted and they will review and offer recommendations.

Motion to approve the Treasurer's Report was made by Commissioner Beeble and seconded by Commissioner Dalcher. Motion carried.

Old Business

NONE

New Business-

Chairman Slifkin discussed the matter concerning the residents and the piano and it was determined by the Commission that the matter would be turned over to the attorney for processing.

Motion was made by Commissioner Dalcher and seconded by Commissioner Beeble to Authorize Payment No. 2 for Wood Works Construction for units, 13, 57, 68 and 80. Motion carried.

Motion made by Commissioner Dalcher and seconded by Commissioner Walsh to make Payment No. 1 to Wood Works Construction for the bathroom repairs. Motion approved.

Chairman called for a motion to adopt a resolution to Approve Town of Bethel's Emergency Operation Plan. Motion made by Commissioner Dalcher and seconded by Commissioner Walsh. The Ed state that the plan was designed by the Town and they have incorporated Reynolds Ridge into it. The plan calls for both Community Rooms as places where everyone can assemble and that they will provide oversight and coordinate with the other emergency responders. The BHA is to provide the Town with our Household Occupancy report and available phone numbers. Motion carried.

Motion by Commissioner Beeble and seconded by Commissioner Walsh to approve the policy revisions for the Reasonable Accommodations Policy and the Grievance Policy. The ED stated that the Reasonable Accommodations Policy has been approved by HUD because of our voluntary compliance agreement. Discussion proceeded to the Grievance Policy. After much discussion a motion was presented by Commissioner Beeble that we table the approval of the Policies until next month so that the changes that were discussed can be incorporated. Motion was seconded by Commissioner Dalcher. Motion carried.

Motion to Adjourn at 7:45pm- Unanimously Approved  
Respectfully Submitted,

Collin Vice, Recording Secretary