

LITCHFIELD HOUSING AUTHORITY

REGULAR MEETING, MARCH 22, 2011, BANTAM FALLS

Called to order at 1:07 PM

Commissioners present: Barbara Spring, Bob Miller, Sandra Becker, and Harry Colvocoresses. Resident present. Pauline Perrett of unit #19 and Don Hill of D & H Management.

Minutes of the March 8, 2011 meeting were presented. Sandra Becker motioned to accept the minutes as presented. Bob Miller seconded, motion passed. One abstention. The minutes of the Special Meeting March 17, 2011 were presented. Sandra Becker motioned to accept them as presented. Harry Colvocoresses seconded. Motion passed.

Bills and Communications:

An insurance news letter was received and available for the commissioners.

Treasurers Report:

The treasurer Judd Milani was absent from the meeting.

Managers Report:

Don Hill reported that there is one vacancy at Bantam Falls and two at Wells Run. The two at Wells Run are pending rehab. Eviction notices were sent to E-4 and E-3. The insurance adjuster looked at the seven units that had water damage due to ice damming. His report is pending. Fourteen people still need to fill out their recertification papers. Bob Lajoie Spoke to the commissioners regarding the purchase of a used carpet cleaning machine. We will also look into the price of a new machine. Pauline Perrett of unit #19 described the trouble caused by water leaking into her unit as a result of the ice dam with the hopes that a remedy will be found to prevent a reoccurrence next year.

Financial Reports:

The financial reports were reviewed and it was noted that two accounts were labeled late fees. Bob Miller motioned to accept the financial report with the account correction. Harry Colvocoresses seconded. Motion passed.

Unfinished Business:

- a. Harry Colvocoresses reported that a meeting with Doug Renaldi of the Housing Authority Insurance didn't really reveal any notable progress regarding coverage for the on going lawsuit.
- b. Bob Miller reported that the grant for the generator at Wells Run pump needs to go through the bid process. The information has been sent to Peter Testa.

- c. The rental flyer is on hold until the trees bloom and the grass grows.
- d. Harry Colvocoresses and Sandra Becker met with the Litchfield Water Pollution Control Authority (LWPCA) regarding the billing of approximately \$38,000.00 in costs of services to keep the sewer pumps operating at Wells Run until the new pumps could be installed. The agreement proposed was that the Housing Authority would pay \$1,000.00 interest free for the next eight months. Sandra Becker motioned to accept that proposal. Bob Miller seconded the motion. Motion passed. A check will be cut for Barbara Spring's signature.
- e. Regarding the Capital Needs Profile, Marcus Smith gave a quote of \$1200.00. Those present suggested that he be invited to attend the next meeting at Bantam Falls to make a presentation.
- f. Sandra Becker suggested some changes to the drafted letter to the Seherr-Thoss Foundation and she would then forward it to them in the hopes of obtaining a grant for new carpet at Bantam Falls.
- g. The demolition has started on unit G-4 at Wells Run.
- h. Unit inspections have been placed on hold at this time.
- i. Harry Colvocoresses will attend a meeting in Bantam regarding the FEMA emergency grant availability.
- j. The rent increase process for the year 2012 will begin this July.

New Business:

Harry Colvocoresses, Sandra Becker and Judd Milani attended a recent CONN-NAHRO meeting and relayed some of the topics discussed that relate to us.

Harry Colvocoresses made a motion to adjourn. Bob Miller seconded the motion. Motion passed.

Meeting adjourned 3:27 PM.

Don Hill, Property Manager

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