

LITCHFIELD HOUSING AUTHORITY
REGULAR MEETING, JUNE 7, 2011, WELLS RUN

Called to order at 1:04 PM

Commissioners present: Barbara Spring, Bob Miller, Judd Milani, Sandra Becker and Harry Colvocoresses. Jack Healy of the Town of Litchfield, Katie Valigursky of Weigold Floor Covering and Don Hill of D & H Management.

Minutes for the May 24, 2011 meeting were presented. Bob Miller motioned to accept the minutes as presented. Sandra Becker seconded, motion passed.

Bills and Communications:

Nothing to report.

Treasurers Report:

Nothing to report.

Managers Report:

Don Hill reported that Bob Lajoie is out due to a medical issue and it is undetermined at this time when he will be able to return. There is one vacancy at Bantam Falls which is in the process of being cleaned and one ready to be cleaned at Wells Run. We are waiting for quotes for cleaning the gutters at Bantam Falls. During a walk round Bantam Falls Bob Miller noticed a satellite dish attached to the roof which is against policy. Other items noted were the deck railings are in need of scraping and painting, mildew needs to be removed from one side of the building. Also noted were a number of air conditioners being used and the thought that the yearly cost of \$85.00 may need to be increased. It was also noted that residents with energy star units will be granted a \$25.00 reduction in the A/C fee for a three year period. After discussion Bob Miller motioned to increase the yearly cost to \$90.00. Harry Colvocoresses seconded. Motion passed.

Financial Reports:

There were no financial reports to review at this time.

Unfinished Business:

a. There is nothing new to report with regard to the legal/insurance issue however Harry Colvocoresses would like to set up a meeting with himself, Sandra Becker and Doug Renaldi our insurance representative and a representative of Senator Roraback's in the hopes of getting some action with the insurance issue.

- b. Barbara Spring has tried to get a response from Al Kunkas with no avail. Bob Miller will invite him to the next meeting. Jack Healy suggested we put the people who did the concrete work at Wells Run on notice of the lifting and cracking of the walk ways along with reminding Peter Testa of the problem in the hopes that money had been held aside in case these problems arise. Jack Healy will complete the specifications for the ladder on the external oil tank at Bantam Falls.
- c. The rental flyer is pending at this time.
- d. The energy audit is pending completion.
- e. The Capital Needs Profile has not yet been completed. It was noted that the report should be on the CHFA form.
- f. The grant from the Seherr-Thoss Charitable Trust had been approved for new carpet for the common areas at Bantam Falls and a representative from the low bidder attended the meeting with sample colors. After review the commission choose one color for all the common hallways.
- g. The repairs to unit G-4 at Wells Run are in the final stages.
- h. All the paper work for the FEMA Emergency grant have been filed.
- i. The rent increase process is scheduled to begin in July.
- j. With regard to the Ice Dam issue it was suggested that we ask the person preparing the Capital Needs Profile if removing the gutters would be a reasonable solution.

New Business:

Bob Miller noted that there was discussion in town that the jail in center of town be converted into other uses, one of them being for senior housing. After discussion Bob Miller motioned that the jail in the center of town not be considered for senior housing. Harry Colvocoresses seconded. Motion passed. Jack Healy would let our position be known when attending a meeting on the subject.

Bob Miller made a motion to adjourn. Sandra Becker seconded the motion. Motion passed.

Meeting adjourned 3:34 PM.


Don Hill, Property Manager