

Stonington Housing Authority
Edythe K. Richmond Homes Community Building
Regular Meeting
July 11, 2019
Minutes

CALL TO ORDER:

Vice Chair Kate Careb called the regular meeting of the Stonington Housing Authority to order at 4:38 p.m.

ROLL CALL:

Those in attendance were Vice Chair Kate Careb, Commissioner Beth Leamon, Commissioner Kevin Beverly, Executive Director Phyllicia Adams, and Becky Champlin. Also present was interpreter Yvonne Brown. Chair Julie Savin was absent.

MINUTES:

A motion was made by Commissioner Leamon and seconded by Commissioner Beverly to approve the minutes of June 13, 2019, regular meeting. Motion passed 3-0-0.

READING OF THE TREASURER'S REPORT:

Commissioner Leamon presented the Treasurer's report as of June 30, 2019, showing a balance of \$28,278.81 in the Savings Institute checking account; \$3,271.94 in the Savings Institute Pet account; for a total in all Savings Institute accounts of \$31,550.75. A total of \$306,010.54 for savings and investments and \$146.48 in petty cash. The total of all savings and checking assets is \$337,707.77.

BILLS AND COMMUNICATIONS: None

MAINTENANCE AND ASSET MANAGEMENT REPORT:

- Attended 2-day Certified Manager of Maintenance training held by the National Center for Housing Management in Hartford, CT.
- Some roof treatments completed.
- Extensive Landscaping/Grounds work.
- Gutters and drains cleared.
- Upcoming projects for July: Sidewalk repair, handicap parking graphics upgrade, roof staining treatment, drainage between bldg. 12 & 14.

REPORT OF THE EXECUTIVE DIRECTOR:

Operations:

1. The Summer Youth Employment Program sent 2 youths to work with us from July to August. They started on July 2 and have been a big help to the community.
2. Residents submitted nomination forms for resident commissioner. The election will take place in the community room on Thursday, August 8th from 10 am to 2 pm.
3. Stonington Housing Authority was a sponsor for the first annual World Elder Abuse Awareness Day. It was a collaboration between agencies in Stonington and Westerly. The event was a success and we will work together to plan an event for next year.
4. Office staff participated in the Stonington Seniors Providers Network meeting to discuss ways to collaborate with other agencies.

Financial:

1. Received notice from CHFA that our heat pump and concrete replacement project was approved for tax credit funding. Eversource has agreed to purchase the credits.
2. SHA was awarded a grant from the Mystic Women's Club for grounds beautification.

Maintenance:

1. Budgeted to replace 5 mini-split condensers this year. So far, we've replaced 3 this spring/summer.
2. The stormwater drain between buildings 14 and 12 is not draining properly. A Sanitarian from Ledge Light Health District came to assess the water and confirm it is stormwater runoff and not sewage. Contacted the Town of Stonington Highway Department to help resolve this issue.
3. Ron completed Maintenance Supervisor training through the National Center for Housing Management.

Resident Engagement:

1. Ice Cream Social was held in the community room on Friday, June 7.
2. Partnered with Panera Bread to provide "Dough-nations" to the residents.
3. David Perrin won Yard of the Month for June and a \$20.00 gift card to Wal-Mart.

During her report, ED Adams also mentioned the resident garden. She thanked all those who have participated in the planting, watering, and harvesting of it. Vice Chair Careb asked ED Adams if the Mystic Women's Club would possibly be interested in coming out to aide in grounds beautification. ED Adams stated that was a great idea and she would follow up with that.

OLD BUSINESS:

- Tenant Security Deposit Accounts: ED Adams stated for those residents who have paid security deposits that she is working on getting the money transferred from the account that it's in now to an interest-bearing account, where the resident will receive the interest that their account earns.

NEW BUSINESS:

- Resident Commissioner Election on August 8, 2019, in EKR Community Room: ED Adams stated as a reminder the Resident Commissioner Election is on Thursday, August 8th in the community room from 10 am – 2 pm. She stated currently there is one person who has been nominated.

PUBLIC COMMENT:

Resident Denise Parzych expressed her concern regarding the yard beautification. She stated that she contacted the Health Dept. due to grass clippings and organic refuse being deposited behind building 6 and that it smells foul and unsanitary. She also asked ED Adams if the security deposits had been accruing interest from the start. ED Adams stated that yes they have but they weren't on each individual account.

Neighbor Sue Jones asked if the CHFA Grant that was awarded is for the mini-split pumps. ED Adams explained it is and the issue is with the condenser portion of the ac units. Sue asked if it was a \$475,000.00 grant. ED Adams replied yes and commented the grant would be used for replacing heat pumps, replacing concrete on-site and to do a lighting upgrade for energy-efficient lighting inside all of the apartments and also to add to resident faucets a device to control how much water is coming out.

Resident Janice Bogue inquired about the replacement of the mini-splits. ED Adams explained they will be replaced with a better brand by Mitsubishi and their warranty is for twelve years.

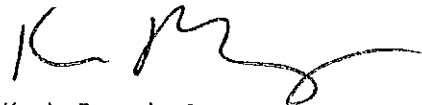
Parzych stated she has been affected by the pooling water between buildings 12 & 14. She asked when it will be repaired. She also asked what the interim plan is before it is repaired. She stated her concern was if in the case of an event an emergency vehicle would not be able to get through because the ground is so wet. ED Adams stated there is no interim plan because they don't know exactly what's causing the issue. She stated that staff is working with the Town to assess and address the issue.

Resident David Perrin stated his thanks for being the Yard of the Month winner & receiving the gift card.

Resident Donna Haggerty asked in regards to the water heater if some of kind of washer could be installed in the pvc valves to hold the pipe in place in the event of a leak. ED Adams said she would look into that. Haggerty also commented on one of SHA's neighbors who has a beautiful garden. She asked about implementing some sort of compost in the future for the raised garden beds. A discussion ensued regarding different types of compost that could possibly be used. Vice Chair Careb suggested maybe a grass clippings compost pile would be beneficial.

ADJOURNMENT: A motion was made by Commissioner Leamon and seconded by Commissioner Beverly to adjourn the meeting at 4:57 p.m. Motion passed 3-0-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin Beverly', with a long horizontal flourish extending to the right.

Kevin Beverly, Secretary