

NEWINGTON HOUSING AUTHORITY  
MEETING MINUTES  
November 3, 2010

Roll Call and Call to Order

Present: Steve Karp, Colleen Kornichuk, Rita Golden, Kevin Mason, Gary Guyette, Melinda Harvey, Director,

The Chair called the meeting to order at 5:37pm.

Public Comment

No public comment. Residents of New Meadow were present.

Approval of Minutes

Rita Golden motioned to approve the September minutes, Gary Guyette seconded. Minutes approved.

Kevin Mason moved to approve the October minutes, Gary Guyette seconded. Minutes approved.

Financial Statement

-The Financial Statement reflected all balances through 9/30/10

-Discussion held on what to do about investments. Kevin checked into Bonds. Only ones that have good rating are "B" bonds, much higher risk so it was decided that was not a good idea. Kevin brought up the idea of some stocks that seem to pay 3-4% regularly. Kevin will put forth some recommendations and we will look at those recommendations in December to take some of the TD Bank funds to invest to see if we can get a better return than in CDs.

-3<sup>rd</sup> Quarter financial results were discussed. We continue to reduce most expenses and ended up slightly in the black for the 3<sup>rd</sup> quarter, better position than last year's 3<sup>rd</sup> quarter results. The Management Plan/Budget for 2011 was signed off by Steve Karp to be sent to CHFA for approval. Steve wanted it noted that he felt Melinda was doing a good job with the budget.

Executive Director's Report

-The residents are holding a bake sale on the Wednesday before Thanksgiving at the Sr. and Disabled Center. Proceeds will go towards the Holiday party on December 17<sup>th</sup>. That with the ~\$500 they raised from the tag sale will offset cost of entertainment and food.

-One of the residents asked if we could look into putting a light behind some of the buildings at New Meadow. Say it is dark at night.

-Discussed the meeting schedule for 2011. We will stay with the first Wednesday of the month.

-Melinda has been filling the vacancies...3 more move-ins scheduled for December 1<sup>st</sup>. Still vacancies at Keleher in the small studios.

New Business

-Melinda opened the discussion regarding the Pet/Companion Animal policy. Melinda will finalize the recommendations, send out in advance of the December meeting and we will vote at the December meeting.

-Melinda also opened a discussion to go smoke free. The three factors are: other occupant's health due to secondary smoke, safety concerns especially in light of some recent nursing home fires, and cost of re-doing the apartments when a smoker moves out. The cost to renovate is 3-5 times higher than a non-smoking apartment due to nicotine and smell. Many Housing Authorities are now going smoke free. We will give residents advance notice to either quit or move, but no smoking in any building.

Motion to dismiss made by Kevin Mason, seconded by Colleen. Meeting adjourned at 6:45.

Respectfully submitted,

Melinda Harvey  
Executive Director

