

NEWINGTON HOUSING AUTHORITY  
MEETING MINUTES  
February 3, 2010

Roll Call and Call to Order

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

The Chair called the meeting to order at 5:31pm.

Public Comment

Residents reported that the snow removal was not getting the side walks clear enough. Clara Revzon had a list of complaints including the vestibule outside her apartment flooding, stove smoking, back door not closing. She will submit a list to Melinda who will follow up on her issues. Discussion on who owned the bingo equipment and policy regarding who can attend bingo. Mostly good comments and complaints/feedback that was helpful. One resident stated that no one complained as they were afraid they would get evicted. Melinda assured the group that she cannot fix things if they are not reported and that you cannot be evicted for complaining.

Approval of Minutes

Motion to approve the minutes as written of the January meeting was made by Kevin Mason and seconded by Rita Golden. All approved.

Financial Statement

-Melinda noted that some of the info on the financial statement was incorrect. Corrected statement will be available at next month's meeting.

Correspondence

We received a letter from HUD that our 5 year financial plan was approved.

Town manager's office wanted the bi-annual Board attendance

Received notice from DECD that we will be issued ~8000 for RSC for year 2009-2010, representing 33% of our previous amount. This is because we were not in compliance with reports for the 2008-2009 year. Paula apparently did not submit her quarterly reports nor did the town send in the annual report. Melinda and Steve have ensured that we are compliant and are anxious to see what we are approved for 2010-2011. The ~8000 will fund Steve through the end of the DECD fiscal year (6/31/2010) and hopefully we will receive funding for beyond that date.

Director's Report

-There was an apartment flooding at Cedar Village. Resident on the 2<sup>nd</sup> floor forgot water running in the sink. Water got trapped between the floors in the vapor barrier, eventually worked its way out. Damage to apartment on first floor requiring new sheetrock and insulation in bedroom and bathroom. Upstairs apartment had to have new flooring put down.

-Vacancy update. No change from prior month. 2 at Keleher, 1 at New Meadow. .

-Melinda reported that she met with Express Kitchen to obtain a quote for new cabinets for Cedar Village. Gary suggested that we also talk to Martin who did the cabinets at Keleher. Discussion followed regarding whether we would budget to do 10 per year vs. all at once. If we did 10 per year the suggestion was to do by length of tenancy.

-Melinda asked if she could have Maryann come in and do the re-certs for April 1, and if we wanted to raise the percentage of income to 30% from 28.5% to be in line with all other agencies and HUD. Motion by Gary Guyette, seconded by Rita Golden to do the re-certs effective April and the percentage increase effective June 1<sup>st</sup>.

Old Business

None

New Business

None

Executive Session

Steve Karp went into Executive Session briefly...and out again to discuss a personnel matter.

Meeting was adjourned at 7:24 p.m.

Respectfully submitted:

Melinda Harvey

Executive Director