

NEWINGTON HOUSING AUTHORITY

MEETING MINUTES

January 8, 2020

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MAY 11 2020
2020 MAR -5 AM 11:04
Town Clerk

Roll Call and Call to Order

Present: Constance Ayers, Sue Robins, Melinda Harvey, Gary Guyette Robert Counihan,

Absent: None

Meeting called to order at 4:32pm by Robert Counihan

Public Comment:

None

Approval of Minutes:

Sue Robins made a motion, Connie seconded, and motion was accepted to approve the minutes of the December meeting.

Financial Statements:

Both the operating statement and the bank balances were reviewed and accepted.

Bob and Melinda met with Gwen Burgess the accountant to work on the 2020 budget. We are waiting for the preliminary budget from Gwen.

There was no response from CHFA regarding our notice of intent to pay off our escrow balance, so the January payment to CHFA paid off that balance to \$106,000. Going forward, our monthly payments to CHFA will be for interest and principle only on the loan.

Signing of Checks

Bob signed checks

Correspondence

Melinda has been contacted by Representative Gary Turco to come and meet and have a tour and learn more about the Housing Authority. We are trying to set something up in January with a few board members present.

Executive Director's Report

We need to have a motion to officially change the monthly board meeting time to 4:30 and to accept the proposed 2020 meeting calendar. Sue made a motion, seconded by Connie to accept the proposed meeting dates and to change the meeting time from 5:30pm to 4:30pm. Motion passed.

The CNG project is finally underway. More extensive than what the town let on...the sidewalk along Chapman St. will be temporarily closed during the construction.

Melinda updated the board on the status of several units at Cedar Village with bed bugs. Several units of "friends" have had an issue and one in particular has been very hard to clear. The biggest impediment seems to be the lack of proper prepping.

We had approximately 55 people at the holiday party about the same as last year. Everyone liked the band and food.

Punch list is almost complete and wrap up paperwork is still being worked on by CHFA and BRD. The goal was to have final closing February 1, which does not look like the cost certifications will be complete by then.

Old Business:

Board Vacancy: still no word from the Republican committee on a replacement for Ken.

New Business:

An in-person vote to back up the voice vote regarding annual bonus for the staff and raises is needed.

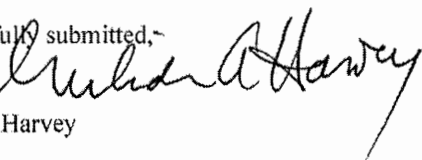
Discussion held regarding tying the raises to increases in Social Security and rounded up.

Gary made a motion to approve a 2.0 increase for ED and Maintenance for 2020. Motion seconded by Sue. Motion passed.

Also some discussion about the bonus being merit as opposed to year end.

Motion by Gary to adjourn, seconded by Connie. Meeting adjourned at 5:27pm
Next meeting scheduled February 5, 2020, at Keleher Park

Respectfully submitted,-



Melinda Harvey



Robert Counihan, Chair, Susan Robins, Gary Guyette
Constance Ayers
Melinda Harvey, Executive Director