

From: Susan Mazurski February 13, 2012 11:56:26 AM
Subject: Housing Authority Minutes 01/12/2012 APPROVED
To: SimsburyCT_HousingMin
Cc:

MINUTES OF THE MEETING OF THE
HOUSING AUTHORITY OF THE TOWN OF SIMSBURY
JANUARY 12, 2012

The regular monthly meeting of the Housing Authority of the Town of Simsbury, Connecticut was held at the Virginia Connolly Residence at 1600 Hopmeadow Street on January 12, 2012. The meeting was called to order at 7:09 p.m. by the Vice Chairman, Woody Eddins, in the absence of the Chairman, Ron Zappile, who was excused. Also in attendance were Commissioners Oliver Dickins, Cheryl Cook and Kay Coffey; Executive Director, Joe Loewy, Housing Administrator, Christine Winters and Lisa Heavner, Board of Selectmen Liaison. The Pledge of Allegiance was recited. Public audience was attended by two residents of the Dr. Owen L. Murphy Apartments.

PUBLIC AUDIENCE

2 residents of the Dr. Owen Murphy Apartments addressed the Board regarding their occupancy.

BILLS AND COMMUNICATIONS

Checks were distributed for signatures.

Joe distributed copies of the Annual Audit Report to the members of the board for their review.

Joe informed the Board that as a result of a superior rating by the Connecticut Housing Finance Authority site visits will not be conducted for the next three years unless there is a material change in the financial, physical or managerial condition of the Housing Authority.

He stated that the donations from family and friends of a recently departed resident amounted to over \$500. Further, donations in excess of \$1000 were received in memory of Jack Earwaker, former Chairman of the Board of Commissioners. A portion of these donations will be used to purchase an American flag.

Christine reported that the payroll checks were being outsourced and a summary will be included with the regular monthly checks for review by the board members.

Joe reported on the cleanup of the fallen trees and branches caused by the October storm. It took 2 crews, 2-1/2 days to complete the project at a cost of \$12,000. Application for 75% reimbursement has been made to FEMA. Joe was notified that FEMA accepted our application and that a representative would be calling to conduct a "kick off" meeting.

Minutes of the December meeting were reviewed and a motion to accept them was made by Woody and seconded by Oliver. Motion carried.

Lisa Heavner discussed town wide topics including senior tax relief. A discussion followed with regard to our payment of PILOT taxes to the town. She also reported on the next Senior/Student Girls' Basketball/Pizza evening at the High School on January 27 to which all the seniors in town are invited. She stated that she believed that Dial-A-Ride may be available for transportation.

REPORT OF RENTAL INCOME

Christine reported that there were no vacancies at Owen Murphy and one vacancy at Virginia Connolly. There are 26 residents receiving assisted living services; one resident receiving Hospice care; and three residents are in the hospital or in a rehabilitation facility. There are 13 people on the waiting list for Virginia Connolly. Financially we are in good shape, bank balances are adequate and expenses are in line with budget. Calendars for both properties were reviewed and the various activities were noted.

OLD BUSINESS

Several action items were discussed. Some items have been completed and others are still on-going and have been assigned new target dates for completion.

Visits to comparable Housing Authorities to assess their operation have been planned for February and March and will be performed by Christine, Joe and Commissioner Cook.

NEW BUSINESS

A notice concerning the availability of rehabilitation funding by the Connecticut Housing Finance Authority was received. Joe stated that he plans to apply for this funding for a replacement roof on the Virginia Connolly Residence and for paving of the driveways in the complex. Cheryl volunteered to assist in this project.

A motion to adjourn to Executive Session and to invite Joe to attend to discuss personnel matters was made by Oliver and seconded by Woody. Motion

carried.

A motion to return to the regular meeting was made by Cheryl and seconded by Woody. Motion carried.

A motion to adjourn the meeting was made by Oliver and seconded by Cheryl. Motion carried. Woody adjourned the meeting at 9:50 p.m.