

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



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Anthony J. Paige, Jr., *Chairman*
John Iacino, *Vice-Chairman*

Neil R. Kelsey, *Treasurer*
June D. Mickley, *Asst. Treasurer*

Neil Hunt, *Commissioner*
Fred W. Newman, *Executive Director*

MINUTES

February 25, 2013

3:00 P.M.

A meeting of the Housing Authority was held on February 25th, 2013 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Chairman Paige called the meeting to order. Present were Ms. Mickley, Messer's Kelsey, Iacino, Hunt, Paige, and Newman. All members introduced themselves, welcoming Commissioner Hunt.

Commissioner Kelsey made a motion to accept the Minutes of the January 14, 2013 meeting, seconded by Commissioner Mickley and unanimously approved.

Commissioner Iacino made a motion to enter executive session for the purpose of discussing pending consent decree litigation and Commissioner responsibilities. This was seconded by Commissioner Kelsey and unanimously approved.

Chairman Paige made a motion to leave Executive Session, seconded by Commissioner Mickley and unanimously approved.

As an introduction to the review of financial reports Mr. Newman offered an update concerning the November fire and subsequent costs to repair the facility. He did so, saying that some of the account overages were reflective of the dollars spent on facility repairs.

Mr. Newman provided an overview of the financial statements for Chestnut Grove, Greenwoods Garden for both North and South, and the Section 8 Program as well as the SRO Program. He indicated several accounts that indicated over spending at Chestnut Grove as related to the repairs due to the fire. For other over spending he indicated that a reversal of costs would take place impacting the CFP program. He then reviewed the cash and investment report. He reminded the Board that the Section 8 Program was nearing a point under which an inadequacy of funds as that Program continues to operate as a deficit due to severe cuts from HUD continues. As a result a discussion by the Board took place. Mr. Newman was advised to keep the Board informed, and for him to work closely with the HA's CPA, Ms. Wortman.

Continuing under financials and the CFP Program Mr. Newman informed the Board that new cameras would be placed in the halls and entrances of Chestnut Grove, replacing old

ones there. He explained that the remaining CFP funds would probably be used for apartment painting and new floor coverings.

In providing an update on WHA Annual Plan, Mr. Newman reported that the Mayor had visited our offices and signed the upcoming Annual Plan. He reminded the Board that Mr. Lefcowitz would be presenting to the Board, at its March meeting, the details of the Annual Plan, as well as answering any questions they might have. He added, showing the Board a timeline chart provided by Mr. Lefcowitz, that he had met with the RAB's on 1-9-13, placed a notice of a public hearing on 2-8-13, would be placing a second public notice on 3-8-13 for a public hearing on 3-25-13, followed by a presentation to the Board, including a resolution of their approval of the 2013/2014 budget and annual Plan. The final requirement would have the completed Plan to HUD by 4-17-13.

Next, Mr. Newman presented a proposal budget for 2013/2014 for the HA. He pointed out the resulting balanced for each of the HA's entities, underscoring that the Section 8 Program resulted in a negative \$5.00, while all other entities indicated a positive results. This proposal reflected a 0% increase in salaries. He also presented a 2nd, alternative proposal which reflected a 2% increase in salaries. Following a discussion among Board members it was decided to proceed to the March meeting with alternative #1, expressing 0% increases in salaries.

Under the Section 8 Program he reported that three new clients would be coming on the program. He also reviewed with the Board the Monthly Accounting report as provided by Ms. Martigneni which indicated a balance of \$99,000 for the combined checking and money market accounts. This total differed from the report supplied by the HA's CPA in that they were supplied at different times of the current month.

The Housing Report indicated an increase in its Waiting List showing 159 applicants, up from 156.

Under old Business, Mr. Newman asked the Board members to return the annual audits should they be through reviewing them.

Under New Business Mr. Newman passed out the listing of meeting dates for 2013 and updated listing of Commissioners. Also under New Business, Commissioner Mickley mentioned that the ash tray receptacles at the smoking area were in very poor condition. The Board authorized Mr. Newman to purchase two new ash trays. She also mentioned that a recent late night party (loud music) in the community room had disturbed the neighbors above on the 2nd floor. Mr. Newman said he would post a notice asking that nighttime parties cease at 8:30. In addition Ms. Mickley suggested having a suggestion box in a public area.

There being no further business, Commissioner Mickley made a motion to adjourn, seconded by Commissioner Kelsey and unanimously.

Respectfully submitted,

Fred W. Newman,
Executive Director