

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



Senior Housing (860) 379-4573

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

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

Joseph A. Forster, *Commissioner*
Paul S. Vayer, *Executive Director*

Winchester Housing Authority Board of Commissioners Meeting

January 26, 2015

3:00 PM

80 Chestnut Street

Winsted, CT 06098

Minutes

Present were Commissioners Paige, Iacino, Kelsey and Forster and Mickley. The meeting was called to order at 3:15 PM by Chair Paige. A motion to adopt the minutes of December 22, 2014 by Comm. Iacino and seconded by Comm. Forster. All in favor.

Executive Director Paul Vayer reviewed the monthly financial reports for December noting that the primary expenditures were fixed and mandated costs, maintenance, unit turnover, utilities, professional services, extermination, and inspections at Greenwoods North as required by the State of Connecticut, and appliance repairs and insurance. A report on extraordinary costs included heat treatment for extermination, and the Director noted that both snow removal and emergency repairs were expected to be an increased factor because of the weather and infrastructure repairs.

A motion was made Comm. Iacino, seconded by Comm. Forster to adopt the Commissions schedule of meeting for the year 2015 and to be filed with the Town Clerk of the Town of Winchester. All in favor.

A motion was made by Comm. Iacino, seconded by Comm. Forester to remove the Authority's Procurement Policy as a result of the American Recovery and Reinstatement Act of 2009 (grant funds) to comply with the above law. All in favor.

A motion was made by Comm. Forster. Seconded by Comm. Kelsey to decommission the Authority's Administrative Plan to delete the Section 8 program because the Authority no longer operates the Section 8 program. All in favor.

The draft audit report was presented to the Commission indicating a deficit from \$169,903 in the fiscal 2013-2014 primarily due to reduction of HUD operating expenditures, operating expenditures increases and the elimination of the Housing Choice Voucher Program in the amount of \$64,040. No action was required or taken pending the final audit report. The draft audit specifically noted "the Housing Authority continues to be funded at a level below substantial need".

The Director presented his report regarding a possible pending claim as a result of a fall down at Chestnut Grove Apartments. The cost of the need to repair the sprinkler system which stood at \$5495.00. Extermination costs continue to increase and stood, as of the date of the report at, \$5660.00, a review of increased insurance coverage premiums.

A motion was made by Comm. Iacino and seconded to by Comm. Mickley to adjourn the meeting at 4:20 PM with all in favor.

Respectfully submitted,
Paul S. Vayer
Executive Director/Secretary