

Winchester Housing

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Anthony J. Paige, Chairman
Neil R. Kelsey, Vice Chairman
Joseph W. Lemelin, Treasurer

Helen Archer, *Resident Commissioner*

Joseph A. Forster, Commissioner
Jayne M. Martignoni, Executive
Director

Minutes

Winchester Housing Authority
Board of Commissioners Regular Meeting
January 22, 2018, 2017
3:00 p.m.
80 Chestnut Street
Winsted, CT 06098

1. Call to Order:

The meeting was called to order at 3:03 p.m. by Vice Chairman Kelsey.

In attendance were: Chairman Anthony Paige, Vice Chairman Neil Kelsey, Commissioner Joseph Forster, Commissioner Helen Archer and Executive Director Jayne Martignoni. Commissioner Joseph Lemelin was absent.

2. Approval of the December 26, 2017 Board Meeting Minutes:

A Motion was made by Commissioner Archer, Seconded by Commissioner Forster, to approve the December 26, 2017 Board Meeting Minutes. All were in favor.

3. Report of Financial Budgets/Statements for December 31, 2017:

The Executive Director reported that we have nothing out of the ordinary for expenses for the month. A Motion was made by Commissioner Lemelin, Seconded by Commissioner Archer to accept the Report of Financial Budgets/Statements for December 31, 2018. All were in favor.

4. New Business:

- a. The Executive Director explained that Winchester Housing Authority will be receiving an additional \$20,703.00 for their Operating Subsidy from the Department of Housing & Urban Development (HUD). The reasons for the increase: Inflation factor applied to PEL property expense level Inflation factor applied to Utilities is almost 5.5%. Last year there was a substantial deflation factor which reduced subsidy.
- b. The Designated Housing Plan from the Department of Housing & Urban Development (HUD) regarding Winchester Housing Authority has been reviewed by HUD. The last call that the Executive Director received from the HUD Hartford office asked us to approve 11 units instead of 7 units at Chestnut Grove as non-designated. Designated being elderly 62 years of age and older or disabled (any age). The 11 units at Chestnut Grove were accepted by HUD as non-designated units which includes some ADA units.

5. Old Business:

- a. The Executive Director reported that Onion Electric has almost completed the new exterior lighting and common area interior lights at Greenwoods Garden and Chestnut Grove from the Eversource Grant. Some of the lights in the common areas were put on motion sensors and the fluorescent lights will no longer have ballasts which will not only conserve energy but will also save Winchester Housing money by not having to call the electrician every time a ballast had to be replaced. They are almost complete at both developments.

6. Executive Director's Report:

There were no comments regarding the Executive Director's Report.

7. Public Comments:

No public comments were made.

8. Adjournment:

A Motion was made by Vice Chairman Kelsey, Seconded by Commissioner Archer to adjourn the meeting at 3:45 p.m. All were in favor.

Respectfully submitted,



Jayne Martigneni
Executive Director