

Minutes

Winchester Housing Authority Board of Commissioners Meeting

June 22, 2015

3:00 PM

80 Chestnut Street

Winsted, CT 06098

Minutes

Present were Commissioners Paige, Iacino, Kelsey and Lemlin. Absent was Commissioner Mickley.

The meeting was called to order at 3:00 PM by Chair Paige.

Also in attendance were residents from Greenwoods Gardens who expressed a number of their concerns to the Commission and Chestnut Grove.

Executive Director Paul Vayer reviewed the monthly financial reports for May noting that the primary expenditures were fixed and mandated costs, maintenance, unit turnover, utilities, professional services, and inspections at Greenwoods North as required by the State of Connecticut, and appliance repairs and insurance.

A motion to adopt the 2015-2016 annual budget was made by Commissioner Kelsey and seconded by Commissioner Lemlin. All in favor. The Executive Director noted an amended budget would have to be subsequently adopted but the budget acted upon was to meet the July 1, 2015 deadline. The Executive Director added that a policy of attempting to be reimbursed to the Authority for non-Authority damages from vacated units was made against a number of vacated tenants and would continue.

A motion was made by Commissioner Iacino and seconded by Commissioner Kelsey to increase the Executive Director's per hourly rate to \$41.90 to provide for precedent reimbursement of Social Security because of a change in Internal Revenue Service ruling that direct payments for the same were not longer allowed. All in favor.

Under new business a motion was made by Commissioner Iacino and seconded by Commissioner Kelsey to approve a Resolution restoring the Housing Manager to full time status. All in favor

The Executive Director presented his report and the Board agreed to meet with a representative of the Department of Housing and Urban Development at their regularly scheduled meeting.

A motion was made by Commissioner Iacino and seconded to by Commissioner Kelsey to adjourn the meeting at 4:10 PM with all in favor.

Respectfully submitted,

Paul S. Vayer

Executive Director/Secretary

1. Call to Order

2. Approval of Minutes of September 4, 2014

3. Review of Financial Statements/ investments through June 2014 and other financial matters

4. Discussion/Approval of Position of Part-Time Maintenance Person to Reduce Authority Maintenance Costs

5. Status of REAC Inspection

6. Status of Fire Alarm/Call for Aid System at Chestnut Grove Apartments

7. New Business

8. Adjournment