

Housing Authority of the Town of Winchester

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Anthony J. Page, Jr., - Chairman
John R. Sullivan, - Vice-Chairman
Neil R. Kelsey, - Treasurer
June D. Mickley, - Assist. Treasurer
John Iacino, - Commissioner

Fred W. Newman, - Executive Director

MINUTES May 29, 2012

3:00 P.M.

A meeting of the Housing Authority was held on May 29, 2012 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Vice Chairman Sullivan called the meeting to order. Present were Ms. Mickley, Messer's, Sullivan, Kelsey, Iacino, and Newman.

Commissioner Kelsey made a motion to accept the Minutes of the April 23, 2012 meeting, seconded by Commissioner Mickley and unanimously approved.

Mr. Newman provided a cursory review of the Cash and Investments report and the Financial results of the various entities of the WHA explaining that all results were within reason, and that he would provide a more thorough report at the June meeting.

Under #3 of the agenda Mr. Newman provided a report that included a rising (132) person waiting list for Chestnut, Greenwoods and Laurel. He reported that the Section 8 program remained stable.

Under item #4 of the agenda concerning mailed copies to them of letters to the Police Chief and to HUD, Mr. Newman informed the Board that although he had not received a response from the Chief of Police concerning the alleged report of drug activity at Greenwoods that he would expect that the Police would not normally respond. He told the Board that he would keep them informed. In addition, he reviewed with the Board the letter to HUD concerning the Audit Report by the auditor. He explained once again that the finding related to the DECD not transferring the payment of predevelopment funding for Carriage Maker Place, and that the DECD had contacted him concerning the very involved process.

Under #5 of the agenda Mr. Newman brought to the Board's attention the proposed Anti Fraud Policy mailed to them in their pre meeting package. Following a discussion and explanations provided by Mr. Newman, Vice Chairman Sullivan made a motion to resolve *"that the WHA Board adopt the recommended Anti Fraud Policy as Chapter 2, dated May 2012 of the WHA Policies"*. This was seconded by Commissioner Kelsey and unanimously approved.

Under item #6 Mr. Newman opened a discussion on the Wallingford Housing Authority's election process. Outline had been included in the meeting preparation package sent to all Commissioners.



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Discussion followed by all Commissioners and Mr. Newman. He explained that there was no immediate need for using for this process. It was decided to refer to this process in the future as needed.

Under Old Business, Mr. Newman informed the Board that the Board's Annual Meeting would take place at the June meeting.

Under New Business Mr. Newman informed the Board that he had conducted a Resident Meeting for all residents of Chestnut Grove. Among the many items covered with all residents in attendance (25) he read to the Board from a listing: 1. HUD's Plans for Chestnut Grove, Emergency Repairs, Smoking, Social Events, a TV for the Community Room, Power outages, Volunteers and recycling Guide lines. In addition, he included the Emergency Capital funds request to HUD for water lines, and an updated Emergency Alarm system. Mr. Newman added that it was important to communicate to the residents that HUD funding is being slashed, and that Chestnut Grove is an aging facility.

Also under New Business, Mr. Newman asked that Vice Chairman Sullivan, in the absence of Chairman Paige sign the HUD document acknowledging the Board's approval for the 2012/2-13 operating budget. Also he asked that he sign most recent Capital Fund Program (CFP) voucher, closing out the 2011 CFP.

Lastly, under New Business, Mr. Newman informed the Board that it was necessary to call for a meeting of the resident Advisory Board (RAB) to discuss a good deal of upheaval caused by the distribution of HUD Resident Rights literature, and what has been related, several versions of a petition. Mr. Newman read the letter to the RAB Board as well sharing the comments made by the RAB. He informed the Board that the feelings of the RAB members was unanimous in saying that if someone does not like to live at Chestnut Grove, they should move. He explained that he had received several complaints from residents of Chestnut Grove that it was most disturbing to receive the Residents Rights literature and to be approached by an unspecified resident requesting their signature for a petition. Mr. Newman further explained that he had no idea what the petition called for. He continued by saying the Ms. Lynn Hayes had indicated that a specific resident was known to be soliciting signatures and was placing notices on bulletin boards. She indicated that she had approached this resident reminding him that it is an accepted procedure for her or Mr. Newman to initial all notices for bulletin board. The procedure was adopted for the protection of residents from harmful outside solicitors, and to provide an opportunity to explain to an inquiring resident the background of any notice. The Board directed Mr. Newman to communicate to all residents of Chestnut Grove that the actions of this resident, or anyone associated with the petition activity was ill advised and that the activity of those responsible was not in keeping with the long history of Chestnut Grove.

There being no other business, Commissioner Sullivan made a motion to adjourn, seconded by Commissioner Mickley and unanimously approved.

Respectfully submitted,

Fred W. Newman, Executive Director