

# Housing Authority of the Town of Winchester

80 CHESTNUT ST., WINSTED, CT 06098 - Phone: 860-379-4573 - Fax: 860-379-0430

*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 November 28, 2011**

**3:00 P.M.**

**A meeting of the Housing Authority was held on November 28, 2011 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, Paige, Iacino, Kelsey, Sullivan and Newman.**

**Commissioner Kelsey made a motion to accept the Minutes of the October 24th, 2011 meeting, seconded by Commissioner Iacino and unanimously approved.**

**Under the Review of Financial Statements and Investments Mr. Newman provided a detailed review of year-to-date performances to budget explaining over expenditures and under expenditures to date. He reminded the Board that several of the Contract Cost line items were related to the greater than anticipated repairs due to the REAC inspection. He explained that under expenditures were to the timing of actual expenditures, either earlier in the fiscal year or had not yet been expended. Under investments Mr. Newman shared with the Board not only present total cash and investments, but showed the Board the standing of these totals from six month ago. In addition he showed the Board graphs illustrating an Increase of reserve dollars for the Greenwoods North and Greenwoods South entities. He explained that there was a trend showing an increase for these two projects thus far for the fiscal year. He further mentioned that the more steady rental income for the 14 Project Based Voucher (Greenwoods North) would assist in these numbers.**

**Mr. Newman provided a report on the Section 8 and Housing programs. He shared the listing of new clients as a result of the Vouchers\ holders being at Greenwoods. He explained the difference between a Standard voucher and the Project Based ones explaining that a Standard voucher holder can live anywhere in the U S and also receive a local preference for the WHA's Allied Area. Whereas the Project Based Voucher holder can live at Greenwoods North only, hence the requirement to have two Waiting Lists. He reported there was a total of 299 applicants on the HCV Wait List, with a total of 151 local persons.**

**Under Housing, he reported that there were 115 persons on the Wait List and that apartment turnovers had been steady, and that they included two sudden deaths of residents, along with a resident going to a nursing home.**

**Under item #5 Mr. Newman provided the Board with a continuing background of problems concerning a resident of Chestnut Grove who is incapable of living here on her own. He pointed out wall and door**



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**damages as well as listing personal problems. He informed the Board that he would once again send letters, with photos and repair estimates to the daughter, Attorney Stedronsky and the resident's doctor. He included in his remarks that some residents had complained that they fear bodily harm being on the elevator with her and in the hallways. Also under #5 he updated the Board on the continued problem with a male resident who is imposing his religious beliefs upon other residents. Mr. Newman informed the Board that he had met with a police officer and had communicated with Atty. Stedronsky concerning documentation of the resident's actions.**

**Under Old Business Mr. Newman informed the Board that the WHA had been informed that HUD has once again rated it as a "High Performer". In addition, he provided a view of a statement from Ameriprise indicating they would now be forwarding the future dividends to the NWCB.**

**Under New Business Mr. Newman inquired of the Board what they might like to have for a Christmas celebration. Following a discussion the Board indicated that they would like to have a Board / Staff lunch at the Chestnut Grove Dining room. The Board also voted unanimously to cancel the December Board meeting in light of its closeness to Christmas. Mr. Newman reported that Ms. JoElin Williams had performed the very difficult task heading up, with helpers, cooking throughout the recent power outage and had continued to cook leftovers for all residents. In addition she also headed the cooking of the Thanksgiving dinner for the residents. Because Ms. Williams had refused to accept the responsibility of the position of a full time Tenant Services Coordinator, a position that is budgeted to receive a stipend, Mr. Newman suggested to the Board that they might approve a gift card for her to receive. The Board unanimously approved his suggestion.**

**Lastly, Mr. Newman read two Thank You notes recently received at the office from residents who expressed their gratitude for the services that the Housing Authority had provided.**

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

**Respectfully submitted, Fred W. Newman**