

GREAT BARRINGTON HOUSING AUTHORITY

2 Bernard Gibbons Drive

Great Barrington, MA 01230

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Minutes of Board Meeting June 15, 2017

Call to Order at 2:15 PM

Board members present: Ann Condon, vice chair; Veronica Cunningham, treasurer; Vera Cartier, executive director; Jesse Mangiardi, administrative assistant; Rich Phair, Head of Maintenance

Tenants: Ann Pruhenski, Jackie Sinico, Joanne Iarocci, Annmarie Bushka, Jane Green, Sue Ball, Gloria Anthony

Citizens: Jane Green's daughter, Jim Mercer, Eileen Mooney

The meeting is recorded.

Citizens speak

Ann Pruhenski asked if we could put a time limit on the usage of carts at night and states that somebody crashed a cart into her window the previous night. Vice Chair Condon stated that the time limit was 8:00 PM and that the previous director (Barbara) had reminded people of that. Vera Cartier, the current director, said that she would post a reminder notice.

Jackie Sinico requested that the time limit for Citizens Speak be extended since the board meetings are only monthly.

Annmarie Bushka thanked the office for posting previous board minutes on the town website. She stated that a motion was passed in January to move Citizens Speak to the end of the meeting and asked why it was now at the beginning. Director Cartier agreed that it should be at the end so that tenants' questions may be answered by the time we get to Citizens Speak. Bushka asked for an update on the tenant representative/board member. Director Cartier stated that it would be talked about in the Executive Director's Report. Bushka asked for an update on the paving schedule, and Director Cartier said that that would also be addressed shortly. Bushka asked for the director to address the slipperiness of the wood on the second floor deck at Flagrock.

Bushka asked for an update on the no-smoking policy. Director Cartier said that smoking in apartments would be considered a lease violation like any other lease violation. Vice Chair Condon asked if no-smoking agreements were signed with leases. Administrative Assistant Mangiardi stated that agreements were signed with leases, and several tenants said that they had not signed agreements and had not been asked to. Sue Ball stated that she had not received an agreement or policy and that, even though the grandfather clause was now null-and-void, she had re-read her contract (lease) and not found anything about smoking. Bushka stated that it was supposed to be included as a lease addendum but had not yet been done.

Welcomes and farewells: Vice Chair Condon welcomed Director Cartier as the new executive director and thanked Jon Hite for his work as Interim Executive Director. Vice Chair Condon also said farewell to Chair Nan Wile and thanked her for her work as chair, noting that she had resigned to work on other projects.

Approval of Minutes: Motion to approve minutes of May 18, 2017 by Veronica Cunningham, Seconded by Ann Condon. Unanimously approved.

Review and Approval of Warrant and Bills: The Board reviewed and approved the warrant for checks paid by the Authority in the past month. Motion by Veronica Cunningham to approve the warrants, seconded by Ann Condon, unanimously approved.

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Executive Director's Report: Director Cartier would like to thank everyone for the welcome and support she has received since her hiring. She noted that the Local Tenant Organization information was publicly available on the Massachusetts DHCD website and will be posted on the notice board. She also noted that the Tenant Board Member, when the regulation is passed to approve one, will be voted for and approved by the LTO, and that the tenants must form one if they wish to have a tenant board member.

Director Cartier stated that tenants should bring all complaints to her personally or write a letter to her. She is in the office daily from 8 AM to 3 PM.

Director Cartier stated that there will be a Performance Management Review by DHCD on Friday, June 23, 2017 during which DHCD will conduct inspections of random units. Notices will be distributed to the tenants regarding this PMR.

OLD BUSINESS:

Sidewalk Construction: Sidewalk construction will begin in July; Director Cartier will verify the start date on July 5 and is expecting a start date around July 10. Tenants will be notified individually once and then every day a notice will be posted about where parking will be available. Rich Phair notes that there will be an available exit every day. He also thanked everyone for how well they treated Scott in the time that he filled in for Rich. Phair mentioned that he will try to wash and brush the upper deck at Flagrock to try to make it less slippery.

Director Cartier stated that the housing authority may look into erecting a gazebo near the parking lot to provide a place for people to smoke. The housing authority will also look into trimming back some of the trees on the driveway around the street lights.

Updated Minutes: The minutes for past meetings have been posted on the town website.

NEW BUSINESS:

Work Orders: Director Cartier and Administrative Assistant Jesse Mangiardi would like to remind the tenants to call the office or come in in person to submit work orders so that they can be managed in the proper fashion. Rich Phair reminded the tenants that they need to call the emergency number for after-hours maintenance issues because the office does not respond to calls after hours.

Handicapped Parking: Treasurer Cunningham states that cars without handicapped placards or license plates have been parking in the handicapped spots. She asked that handicapped tenants go to the police station with a doctor's note to get a placard if they do not have one.

Vote for New Chairperson: Josh Risen's term on the board has ended; the board stated that he may fill the vacant seat left by Chair Wile until the next town election. Treasurer Veronica Cunningham moved that a vote take place to elect a new chairperson, seconded by Vice Chair Condon, unanimously approved. Treasurer Cunningham moved that Vice Chair Condon become the pro tempore Chair of the Board, seconded by Vice Chair Condon, unanimously approved 2-0.

Adjournment: Chair Condon moved to adjourn the meeting at 3:08 PM, seconded by Treasurer Cunningham, unanimously approved.