

Annual Plan FY '25 public hearing

11:00 a.m. December 13, 2023

Hearing Location:

Community Room

GBHA

2 Bernard Gibbons Drive

Great Barrington, MA 01230

In attendance:

GBHA Executive Director, Tina Danzy

Assistant to the Executive Director, Madonna Meagher

Tim O'Neil, GBHA Maintenance

GBHA Board of Commissioners: Chairman John Grogan, Phil Orenstein, Eileen Mooney, Maureen Maier, and Jackie Sinico

LTO President: Marlene Koloski

Tenants: Ann P., Bob S., Karen S., Mary E., Franck F.,

Hugh Mackay, RCAT

Meeting called to order by Grogan 11:05 a.m.

Executive Director Danzy reported that she had a meeting with the Local Tenants Organization at the Great Barrington Senior Center on October 23, 2023. LTO President, Marlene Koloski also met in the Executive Director's office where the Annual Plan and CIP was discussed in detail. She explained that GBHA is tight with capital funds. Tina said there was not much wiggle room for spending, but good news is that we have an abundance of projects that GBHA has in the queue.

Then, Executive Director Danzy reviewed the Annual Plan and the protocols the GBHA follows with the meeting attendees. A multicolored 11 x 14 print out of the 5-year overview of the GBHA Capital Improvement Plan (CIP) was discussed by Executive Director Danzy. The fiscal years represented by the document were: 2023, 2024, 2025, 2026, 2027.

Continued emergencies, vacancies maintenance, upgrades over the last few years have left the reserve fund lower than what DHCD recommends.. The maintenance budget and the extraordinary maintenance budget, work order process was explained. Preventative maintenance schedule (maintenance done on a regular basis) and the deferred maintenance schedule (wait for money for a major renovation) was explained.

Executive Director Tina Danzy explained the Performance Management Review (PMR). DHCD did not note any issues with our management procedures in FY '24.

Additionally, Executive Director Danzy reminded the attendees that the Annual Plan addresses the annual operating budget, current policies, and a DHCD tenant survey.

Regarding the CIP and Annual Plan, GBHA Board Chairman John Grogan asked Executive Director Danzy if she had any suggestions for getting more money back into the reserve funds. Executive Director Danzy stated there is not much that can be done if emergencies occur at the sites.

Orenstein made a motion to adjourn the meeting, seconded by Sinico. Roll call vote: Orenstein, aye; Mooney aye, Grogan aye; Meier, Aye; Sinico, aye, Motion passes 5-0
Meeting adjourned: 11:13 p.m.

*Regular scheduled monthly Board Meeting continued immediately following Annual Plan hearing.

Minutes of Annual Plan hearing written and submitted by Madonna Meagher, Assistant to the Executive Director