

APPROVED

MINUTES OF BOARD MEETING
GREAT BARRINGTON HOUSING AUTHORITY BOARD MEETING

October 21, 2021 3:30 p.m.

Participation was done entirely by Zoom

Zoom remote participation per Governor Baker's March 12, 2020 Order Suspending Provisions of the Open Meeting Law

I CALL TO ORDER

Chairman Mercer called the meeting to order at 3:30 p.m. In attendance: Board of Commissioners: Chairman Jim Mercer, Mary Pat Akers, John Grogan, Eileen Mooney, Absent: Marie Ryan

Executive Director (ED) Tina Danzy, Assistant to the Executive Director Madonna Meagher,
LTO Vice-President, Joe Merola

Public: J. Sinico, N. Wile, J. Green, N. Clouser, L. Del Mastro, Phil Orenstein, S Morris, Linda Schuman

II EXECUTIVE DIRECTOR'S REPORT:

Executive Director Danzy reported that with the new COVID-19 variant, she strongly recommended that all tenants use social distancing and mask wearing.

a) FINANCIALS: UPDATE:

Executive Director Danzy stated that the Berkshire Bank balance is \$127,056.77. August financials along with warrant cover sheets were provided in the board packets. Discussion ensued with Grogan and Mooney questioning accounting details listed on the financial reports.

The Annual Plan was included in the packet for board members.

Executive Director Danzy gave an update on the status of vacancies.

MAINTENANCE UPDATE:

Executive Director Danzy gave brief reports on all the GBHA sites. Emergency repairs were needed at Flag Rock senior apartments. Brookside still on the list for drainage repair with Wilkinson, Brookside unit inspections underway with half of the buildings completed and in great condition. Emergency repair of bathroom flooring completed. Dewey vacant units being prepared for leasing.

WAITLIST/VACANCY UPDATE:

Two of three units are scheduled to lease up on Nov. 1. Another lease-up scheduled for Nov. 3rd. There are additional four pull lists outstanding.

COVID-19 UPDATE:

Executive Director Danzy reminded everyone to continue safe protocol procedures to stay safe: masking, social distancing and hand washing. Booster shots are now available and seniors should check with their health professional to schedule a booster.

OTHER UPDATES::

Executive Director Danzy had an update on the Spectrum cable charges for all three sites. All sites had separate accounts and sales representatives. Charges are for bulk services based on 100% of the units. Flag Rock has 27 units, Dewey 16 units. Currently 67 units should have a minimal cost of \$29 per month. Executive Director Danzy asked LTO President, Marlene Koloski for assistance in determining what the tenants want for cable TV. Once determined, the Executive Director would move

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for a board vote.

Resident Services Coordinator (RSC) Peggy Zamierowski scheduled a Halloween Bingo and will provide a monthly event calendar to all tenants. Peggy will continue to reach out to tenants to see if they need help with referral assistance.

Meeting with Sarah O’Leary from DHCD will be forthcoming at Flag Rock. A report to the board will follow.

Executive Director Danzy reminded tenants to call the office if there is an issue, especially a tenant needing a work order.

Three tenants have still not submitted any documents for September 1, 2021 rent redetermination.

The GBHA Annual Plan will coincide with the December board meeting on 12/15/21. The Annual Plan has been posted at all sites and is on-line on the GBHA town hall website.

III LTO REPORT:

LTO Vice-President, Joe Merola reported the lawn needs attention at Dewey Court. LTO President, Marlene Koloski questioned the Common Housing Application for Massachusetts Programs (CHAMP) priority system especially with local and veteran applicants.

IV. BOARD COMMENTS:

Grogan and Mooney commented that they had questions on the GBHA budget. Akers asked Grogan if he had been in contact with the fee accountant to get answers to his questions, Grogan said no he hadn’t. Grogan stated Executive Director Danzy had done a great job with the tenant recertification process. Mooney had concerns with the rising cost of fuel and should the GBHA cut back on energy usage. Grogan responded to Mooney that energy usage was operational in nature and staying within the budget is the ED’s domain. Discussion ensued with Mooney requesting additional budget information about employee overtime. Grogan asked Mooney what she was looking for because the financials are from an approved budget. Mercer stated the GBHA financials are adequate.

V. APPROVAL OF MINUTES FROM: Board Meeting, September 30, 2021

Grogan made a motion to approve the September 30, 2021 draft minutes, seconded by Akers. Vote: Mercer, Aye; Grogan, aye; Akers, aye; Mooney, nay; Motion passes 3-1

APPROVAL OF MINUTES FROM: Board meeting, October 7, 2021

Grogan made a motion to approve the October 7, 2021 draft minutes, seconded by Mercer. Vote: Mercer, Aye; Grogan, aye; Akers, aye; Mooney, aye; Motion passes 4-0

VI. CITIZEN SPEAK:

S. Morris commented on the Brookside inspections and the drain repair. S. Ball had concerns about the sole dumpster at Flag Rock. N. Wile had no complaint with Brookside inspections and confirmed that the drain would be repaired by Wilkinson.

VII ADJOURNMENT: 4:37 p.m.

Mercer made a motion to adjourn the meeting seconded by Grogan. Roll Call Vote: Mooney, Aye; Akers, aye; R Mercer, aye; Grogan, aye. Unanimous 4-0

NEXT MEETING: November 17, 2021 @ 3:30 p.m.

Respectfully Submitted,
Madonna Meagher

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Documents reviewed: Agenda, draft minutes 10/7/21 & 9/30/21; August 2021 financial reports; Warrant cover pages 8/11/21, 8/17/21; Revolving fund proration tables, MMDT August statements, 4190 Administrative Other explanation document, Halloween bingo and social tea flier, Annual Plan, Mooney PRR, Revolving funds proration tables,

Pursuant to MA General Laws Chapter 30A, Section 20 (e) (f), meetings of the Great Barrington Housing Authority are regularly recorded. Any member of the public wishing to speak at the meeting must receive permission of the Chair. Listed agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.