

SHARON HOUSING AUTHORITY
SHARON RIDGE EXPANSION CORPORATION
Draft until approved at the next regular meeting

A regular meeting of the SHA and SREC was held on July 5, 2017 at 5:00PM at the Town Hall. Present were Vice Chairman Hosier, Treasurer Conklin and Tenant Representative/Secretary Moss. Also in attendance were Site Administrator Reilly and Patricia Whelan.

Vice Chairman Hosier called the meeting to order at 5:00.

Part 1

Ms. Conklin made a motion to approve the minutes of 5/3/17 as written, seconded by Mrs. Moss, with all in favor.

Ms. Reilly gave her Administrator's report. The April payments totaling \$14,443.88 and the May payments totaling \$4,230.07 were reviewed. Ms. Conklin made a motion to approve the payments, seconded by Mrs. Moss, with all in favor. The rent aging summary was reviewed and discussed briefly. Ms. Conklin will stay on top of the delinquent tenants with Kimberly of CREM.

There were no communications.

Old Business:

- a. Ms. Reilly expressed concern with some of the kids being home 24/7, not being watched and potential damage being done. Ms. Conklin expressed that there are some serious social issues going on at the complex that the Board has nothing to do with or control over. Alyssa, of CREM, will be asked if the Board can institute a curfew at the complex.
- b. Some tenants are still having issues with their heat pumps. Cornwall Plumbing & Heating submitted two estimates for repairing 3 of the units: one was @\$761 each, with a year warranty against leaking of repaired fittings only and the other was \$571 each, with only a 6 month warranty against leaking of repaired fitting only. Ms. Conklin will call Kimberly to check on the status of the budget and this approximate total cost of \$2,400. Ms. Conklin made a motion that if the budget will allow these repairs with the year warranty option, the work is to be approved, seconded by Mr. Hosier, with all in favor. There is nothing new to report on the bonding of the Treasurer. With the information obtained about the speed humps (under \$300 each and three are needed), Ms. Conklin will check with Kimberly to see if there are funds available.

New Business:

- a. As there is not a full Board, Election of Officers could not be done.

Part 2

Ms. Reilly gave her Administrator's report. There are four Geo thermal units not working. There is a new type of system coming out in a month or two. Cornwall Plumbing & Heating is getting a price on this. The Board explained to Mrs. Whelan, who may be interested in serving on this Board, that there are 12 units for Geo thermal that have never worked correctly and due to various issues, they are now not covered under any warranty. There is discussion going on about totaling replacing these units but the funding is a problem. Cornwall Plumbing & Heating has submitted two estimates for repairing the 4

units: one was \$1,163 each with a 12 month warranty and the other was \$1,829 each with a two year warranty. Ms. Conklin stated that Sue Gregware, of the USDA is monitoring the funds for the Expansion. There is approximately \$120,000 in the Reserve Account, which if used the rents would have to be increased. There is approximately \$12,000 left in the architect retention account. Until funding is found to replace all these units, the repairs need to be done. Ms. Conklin made a motion that the repairs at the estimate of \$1,829 each be done and if the funds are not available in the budget or anywhere else, that the architect retention account funds be used, seconded by Mr. Hosier, with all in favor. The April payments totaling \$10,938.61 and May payments totaling \$9,542.06 were reviewed. Ms. Conklin made a motion to approve the payments, seconded by Mrs. Moss, with all in favor.

There were no communications.

Old Business: all were dealt with above.

New Business:

- a. Nothing
- b. As there is not a full Board, elections could not be done

Part 3

As Mrs. Whelan may be interested in serving on this Board, she asked various questions.

With nothing further, Ms. Conklin made a motion to adjourn, seconded by Mrs. Moss, with all in favor. The meeting was adjourned at 6:15.

Respectfully submitted,



Tina Pitcher, Recording Secretary

RECEIVED

2017 JUL 10 A 8:04

SHARON TOWN CLERK