

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 December 15, 2020 at 5:00PM at the Town Hall. Present were Chairman Colley, Vice Chair & Asst. Treasurer Manasse and Treasurer Whelan. Also in attendance were Site Administrator Broderick, Suzanne Smith and Donn Castonguay.

PART 1

Mr. Colley called the meeting to order at 5PM.

Mrs. Whelan made a motion to approve the minutes of 11/17/20 & 11/25/20 as written, seconded by Mr. Manasse, with all in favor.

Ms. Broderick gave her Administrator's report. The payments to Cornwall Plumbing and Heating for the new HVAC systems were discussed.

Mr. Whelan gave a financial report. The November payments totaling \$6,829.46 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mr. Colley, with all in favor.

There were no communications.

Old Business:

- a. The Eversource representative inspected the installation of the new HVAC systems today (12/15/20) and was happy with everything he saw. Eversource will be paying Cornwall Plumbing and Heating directly then SHA will be reimbursed from the incentive money. Then the funds will be available to for the water tank replacement project. No one is sure how the \$104,000 loan with Eversource will work.
- b. As the new HVAC systems are all now in place, Mr. Colley would like to write Cornwall Plumbing and Heating a letter thanking them for what they have done on this project and their past assistance. It was commented, that contractors need to be reminded that permits are needed for some work (there is no fee). They should contact the Building Office before any work is started to be sure.

New Business:

Water Systems Specialists will be installing the new water tank on January 4, 2021. There will be a 4 to 5 period of time when the water will be shut down to the entire complex. It was commented that the Department of Health should be notified of this in case they get any telephone calls.

PART 2

Ms. Broderick gave her Administrator's report. She is looking into having all new locks, cylinders, keys and master keying them all so that they can't be duplicated by tenants. This would be a Capital Improvement with payment out of the Reserves. Ms. Broderick will talk to USDA about this.

Mrs. Whelan gave a financial report. The November payments totaling \$6,173.20 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mr. Colley, with all in favor. Now that

the Ridge HVAC project is done, Ms. Broderick will talk with Cornwall Plumbing and Heating about the next Geo Thermal replacements.

There were: no communications; no Old Business; and no New Business.

PART 3

Ms. Smith and Mr. Castonguay were present to see what the Authority does and how the Ridge and the Expansion operate as they may be interested in serving on these Boards. They asked various questions and were told if they are interested in serving to write a letter of interest to the Board of Selectmen.

With nothing further, Mr. Manasse made a motion to adjourn, seconded by Mrs. Whelan, with all in favor. The meeting was adjourned at 5:42.

Respectfully submitted,



Tina Pitcher, Recording Secretary

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SHARON TOWN CLERK

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12/08/20

Sharon Ridge Check Detail November 2020

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2701	11/04/2020	Comcast		1112 - Cash-Webst...		-177.06
Bill	8773 ...	10/16/2020			6360 - Telephone &...	-177.06	177.06
TOTAL						-177.06	177.06
Bill Pmt -Check	2702	11/04/2020	Connecticut Real ...		1112 - Cash-Webst...		-364.78
Bill	11/20...	11/01/2020			6310 - Salaries - Of...	-364.78	364.78
TOTAL						-364.78	364.78
Bill Pmt -Check	2703	11/04/2020	Eversource		1112 - Cash-Webst...		-63.19
Bill	5147 ...	10/19/2020			6450 - Electricity	-63.19	63.19
TOTAL						-63.19	63.19
Bill Pmt -Check	2704	11/04/2020	Sharon Lawn & La...		1112 - Cash-Webst...		-1,250.00
Bill	3590	11/01/2020			6537 - Grounds	-1,250.00	1,250.00
TOTAL						-1,250.00	1,250.00
Bill Pmt -Check	2705	11/04/2020	Water Systems Sp...		1112 - Cash-Webst...		-896.96
Bill	20702	11/02/2020			6451 - Water	-896.96	896.96
TOTAL						-896.96	896.96
Bill Pmt -Check	2706	11/11/2020	Connecticut Real ...		1112 - Cash-Webst...		-950.00
Bill	10/20...	10/31/2020			6320 - Management...	-950.00	950.00
TOTAL						-950.00	950.00
Bill Pmt -Check	2707	11/11/2020	Corlogic SafeRent		1112 - Cash-Webst...		-50.22
Bill	5053...	10/31/2020			6390 - Other Office ...	-50.22	50.22
TOTAL						-50.22	50.22

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12/08/20

Sharon Ridge Check Detail November 2020

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2708	11/11/2020	Cornwall Electric ...		1112 - Cash-Webst...		-201.00
Bill	6431	11/03/2020			6542 - Repairs Cont...	-201.00	201.00
TOTAL						-201.00	201.00
Bill Pmt -Check	2709	11/11/2020	Welsh Sanitation ...		1112 - Cash-Webst...		-156.32
Bill	728903	10/31/2020			6525 - Refuse Rem...	-156.32	156.32
TOTAL						-156.32	156.32
Bill Pmt -Check	2710	11/18/2020	Cornwall Plumbn...		1112 - Cash-Webst...		-390.25
Bill	1070...	11/10/2020			6542 - Repairs Cont...	-390.25	390.25
TOTAL						-390.25	390.25
Bill Pmt -Check	2711	11/18/2020	Eversource		1112 - Cash-Webst...		-30.01
Bill	5147 ...	11/03/2020			6450 - Electricity	-30.01	30.01
TOTAL						-30.01	30.01
Bill Pmt -Check	2712	11/18/2020	Salisbury Bank an...		1112 - Cash-Webst...		-361.67
Bill	5212...	11/06/2020			4717 - Interest Exp...	-361.67	361.67
TOTAL						-361.67	361.67
Bill Pmt -Check	2713	11/18/2020	State of Connectic...		1112 - Cash-Webst...		-125.00
Bill	PWS...	11/02/2020			6451 - Water	-125.00	125.00
TOTAL						-125.00	125.00
Check	2714	11/18/2020	Sharon Housing A...		1112 - Cash-Webst...		-1,813.00
					1115.13 - Reserve ...	-1,813.00	1,813.00
TOTAL						-1,813.00	1,813.00

\$ 6,829.46

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Sharon Ridge Expansion
Check Detail
 November 2020

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1984	11/04/2020	BL Gleason & Son...		Operating Account...		-180.00
Bill	33201	10/28/2020			03 . 2 - Maint Repai...	-180.00	180.00
TOTAL						-180.00	180.00
Bill Pmt -Check	1985	11/04/2020	Connecticut Real ...		Operating Account...		-571.81
Bill	11/20...	11/01/2020			19 . 2 - Site Manag...	-571.81	571.81
TOTAL						-571.81	571.81
Bill Pmt -Check	1986	11/04/2020	Cornwall Plumbin...		Operating Account...		-1,270.13
Bill	1070...	10/30/2020			03 . 2 - Maint Repai...	-1,270.13	1,270.13
TOTAL						-1,270.13	1,270.13
Bill Pmt -Check	1987	11/04/2020	Sharon Lawn & La...		Operating Account...		-1,416.67
Bill	3589	11/01/2020			07 . 2 - Grounds	-1,416.67	1,416.67
TOTAL						-1,416.67	1,416.67
Bill Pmt -Check	1988	11/11/2020	Connecticut Real ...		Operating Account...		-781.00
Bill	10/20...	10/31/2020			20 . 2 - Managemen...	-781.00	781.00
TOTAL						-781.00	781.00
Bill Pmt -Check	1989	11/11/2020	Frontier		Operating Account...		-59.08
Bill	860-3...	11/01/2020			25 . 2 - Phone & An...	-59.08	59.08
TOTAL						-59.08	59.08
Bill Pmt -Check	1990	11/11/2020	Welsh Sanitation ...		Operating Account...		-240.04
Bill	729564	10/31/2020			16 . 2 - Garbage	-240.04	240.04
TOTAL						-240.04	240.04
Bill Pmt -Check	1991	11/18/2020	Northern Improve...		Operating Account...		-199.30

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Sharon Ridge Expansion
Check Detail
November 2020

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	2543	11/10/2020			03 . 2 - Maint Repai...	-199.30	199.30
TOTAL						-199.30	199.30
Check	1992	11/18/2020	Sharon Ridge Exp...		Operating Account...		-1,143.67
					Reserve Account - ...	-1,143.67	1,143.67
TOTAL						-1,143.67	1,143.67
Bill Pmt -Check	1993	11/18/2020	Connecticut Real ...		Operating Account...		-311.50
Bill	12/20...	11/17/2020			29 . 2 - Health Insur...	-311.50	311.50
TOTAL						-311.50	311.50

\$ 6,173.20