

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

A regular meeting of the SHA and the SREC was held on March 16, 2021 at 5:00PM at the Town Hall. Present were Chairman Colley, Treasurer Whelan, Vice Chairman/Asst. Treasurer Manasse, Secretary/Tenant Representative Moss and Commissioner Castonguay. Also in attendance was Site Administrator Broderick.

PART 1

Mr. Colley called the meeting to order at 5:04.

Mr. Manasse made a motion to approve the minutes of 2/16/21 as written, seconded by Mrs. Whelan, with all in favor.

Ms. Broderick gave her Administrator's Report.

Mrs. Whelan reviewed the financial report. The February payments totaling \$6,612.21 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mrs. Whelan, with all in favor.

There were no communications.

Old Business: Hopefully in a week or two the paperwork should come from Eversource to be signed for the loan. Cornwall Plumbing is all paid and these bills needed to be submitted to Eversource to complete the loan process. Water Systems is still owed money but this will be taken care of. Some funds from the Expansion will be used to pay Water Systems as this project affects both complexes. The loan from Eversource will cover all the costs – paying the bridge loans with Salisbury Bank & Trust Company as well.

New Business: None

PART 2

Ms. Broderick gave her Administrator's Report. The tenant in 4-D is again requesting that her dishwasher be replaced. The Board discussed two options for Ms. Broderick to offer the tenant. Mr. Manasse made a motion that the tenant be offered: 1) authorize her to purchase a new GE dishwasher for \$376.09 and then be given a \$100 credit toward the rent to cover the cost of what replacing just the racks would be (net cost being \$276.09); OR 2) SHA purchase just the racks as the dishwasher does work. In the discussion it agreed that if the tenant opts to purchase the dishwasher, an agreement must be signed that the dishwasher remains when they leave. Vote taken on motion – carried unanimously. The same tenant asked to be able to put up a kind of blind on the back door window that requires drilling through the metal door – NO this would not be allowed. There are other options available for putting up some kind of shade or blind.

Mrs. Whelan reviewed the financial report. The February payments totaling \$8,477.28 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mrs. Moss, with all in favor.

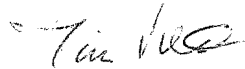
There were no communications, nor any Old or New Business.

PART 3

Probably at the next meeting there will be a discussion on how the loans all fit together. There was a short discussion on grants that may be available to place picnic tables and grills in the common areas and replacing the playground. There was also a discussion on installing solar but the need for 3 phase electric cable could be an issue. This is a topic that the Sharon Energy & Environment Commission could look into.

With nothing further, Mrs. Whelan made a motion to adjourn, seconded by Mr. Manasse, with all in favor. The meeting was adjourned at 5:54.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tina Pitcher".

Tina Pitcher, Recording Secretary

1:40 PM
03/03/21

Sharon Ridge
Check Detail
February 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2753	02/03/2021	Connecticut Real ...		1112 - Cash-Webst...		-1,055.96
Bill	1/21 ...	01/31/2021			6320 - Management...	-1,000.00	1,000.00
Bill	Payro...	02/03/2021			6310 - Salaries - Of...	-55.96	55.96
TOTAL						-1,055.96	1,055.96
Bill Pmt -Check	2754	02/03/2021	Sharon Lawn & La...		1112 - Cash-Webst...		-1,250.00
Bill	3881	02/01/2021			6548 - Snow Remo...	-1,250.00	1,250.00
TOTAL						-1,250.00	1,250.00
Bill Pmt -Check	2755	02/03/2021	Water Systems Sp...		1112 - Cash-Webst...		-842.00
Bill	21078	01/26/2021			6451 - Water	-842.00	842.00
TOTAL						-842.00	842.00
Bill Pmt -Check	2756	02/10/2021	Cornwall Electric ...		1112 - Cash-Webst...		-692.16
Bill	6508	01/31/2021			6542 - Repairs Cont...	-692.16	692.16
TOTAL						-692.16	692.16
Bill Pmt -Check	2757	02/10/2021	Knapp Engineerin...		1112 - Cash-Webst...		-380.00
Bill	2120...	01/25/2021			6451 - Water	-380.00	380.00
TOTAL						-380.00	380.00
Bill Pmt -Check	2758	02/10/2021	Welsh Sanitation ...		1112 - Cash-Webst...		-156.32
Bill	728903	01/31/2021			6525 - Refuse Rem...	-156.32	156.32
TOTAL						-156.32	156.32

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Sharon Ridge
Check Detail
February 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2759	02/17/2021	Sallsbury Bank an...		1112 - Cash-Webst...		-923.32
Bill	5212...	02/05/2021			4717 - Interest Exp...	-192.95	192.95
Bill	5212...	02/05/2021			Water Tank Replac...	-368.70	368.70
					4717 - Interest Exp...	-361.67	361.67
TOTAL						-923.32	923.32
Bill Pmt -Check	2760	02/24/2021	Comcast		1112 - Cash-Webst...		-177.57
Bill	8773 ...	02/16/2021			6360 - Telephone &...	-177.57	177.57
TOTAL						-177.57	177.57
Bill Pmt -Check	2761	02/24/2021	Connecticut Real ...		1112 - Cash-Webst...		-473.42
Bill	3/21 ...	02/22/2021			6310 - Salaries - Of...	-473.42	473.42
TOTAL						-473.42	473.42
Bill Pmt -Check	2762	02/24/2021	Eversource		1112 - Cash-Webst...		-661.46
Bill	5127 ...	02/16/2021			6450 - Electricity	-125.23	125.23
Bill	5102 ...	02/16/2021			6450 - Electricity	-144.95	144.95
Bill	5167 ...	02/16/2021			6450 - Electricity	-46.64	46.64
Bill	5109 ...	02/16/2021			6450 - Electricity	-211.41	211.41
Bill	5198 ...	02/16/2021			6450 - Electricity	-133.23	133.23
TOTAL						-661.46	661.46

\$ 6,612.21

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Sharon Ridge Expansion
Check Detail
February 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2027	02/03/2021	Connecticut Real ...		Operating Account...		-945.28
Bill	1/21 ...	01/31/2021			20 . 2 - Managemen...	-852.00	852.00
Bill	Payro...	02/03/2021			19 . 2 - Site Manag...	-93.28	93.28
TOTAL						-945.28	945.28
Bill Pmt -Check	2028	02/03/2021	Cornwall Plumbin...		Operating Account...		-1,141.57
Bill	1077...	01/27/2021			03 . 2 - Maint Repai...	-300.00	300.00
Bill	1097...	01/29/2021			03 . 2 - Maint Repai...	-841.57	841.57
TOTAL						-1,141.57	1,141.57
Bill Pmt -Check	2029	02/03/2021	Sharon Lawn & La...		Operating Account...		-1,416.67
Bill	3880	02/01/2021			05 . 2 - Snow Remo...	-1,416.67	1,416.67
TOTAL						-1,416.67	1,416.67
Bill Pmt -Check	2030	02/10/2021	Cornwall Electric, ...		Operating Account...		-760.00
Bill	6509	01/31/2021			03 . 2 - Maint Repai...	-760.00	760.00
TOTAL						-760.00	760.00
Bill Pmt -Check	2031	02/10/2021	Cornwall Plumbin...		Operating Account...		-2,333.25
Bill	1077...	01/27/2021			03 . 2 - Maint Repai...	-350.50	350.50
Bill	1097...	02/02/2021			03 . 2 - Maint Repai...	-1,982.75	1,982.75
TOTAL						-2,333.25	2,333.25
Bill Pmt -Check	2032	02/10/2021	Frontier		Operating Account...		-59.58
Bill	860-3...	02/09/2021			25 . 2 - Phone & An...	-59.58	59.58
TOTAL						-59.58	59.58
Bill Pmt -Check	2033	02/10/2021	Welsh Sanitation ...		Operating Account...		-240.04
Bill	729564	01/31/2021			16 . 2 - Garbage	-240.04	240.04

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Sharon Ridge Expansion
Check Detail
February 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-240.04	240.04
Bill Pmt -Check	2034	02/17/2021	Connecticut Real ...		Operating Account...		-311.50
Bill	3/21 ...	02/17/2021			29 . 2 . Health Insur...	-311.50	311.50
TOTAL						-311.50	311.50
Check	2035	02/24/2021	US Postal Service		Operating Account...		-55.00
					26 . 2 . Office Suppl...	-55.00	55.00
TOTAL						-55.00	55.00
Bill Pmt -Check	2036	02/24/2021	Connecticut Real ...		Operating Account...		-752.88
Bill	3/21 ...	02/22/2021			19 . 2 . Site Manag...	-752.88	752.88
TOTAL						-752.88	752.88
Bill Pmt -Check	2037	02/24/2021	Eversource		Operating Account...		-461.51
Bill	5129 ...	02/16/2021			12 . 2 . Electricity	-461.51	461.51
TOTAL						-461.51	461.51

\$ 8477.28