

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 August 17, 2021 at 5:00PM at the Town Hall. Present were Chairman Colley, Vice Chair & Asst. Treasurer Manasse; Treasurer Whelan, Secretary & Tenant Representative Moss and Commissioner Castonguay. Also in attendance was Site Administrator Broderick.

PART 1

Chairman Colley called the meeting to order at 5PM.

Mr. Manasse made a motion to approve the 6/15/21 minutes as written, seconded by Mrs. Whelan, with all in favor.

Ms. Broderick gave her Administrator's Report. Despite the newness of the HVAC systems, Cornwall Plumbing recommends having them serviced twice per year so this should be done this fall. Their quote is \$199 per unit x 20 = \$3,980. After a short discussion, it was the consensus of the Board that this maintenance work is authorized.

Mrs. Whelan reviewed the financials for June & July 2021. The June payments of \$5,720.26 & July of \$12,820.08 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mr. Colley, with all in favor. The balance in the account for COVID relief for residents is \$4,808.14

There were no communications.

Old Business:

There is a joint call to be done Monday, August 23, 2021 at 11:30AM with Eversource/Salisbury Bank & Trust/SHA (Mr. Colley) to solidify the details of what needs to be done to finalize the loan with Eversource. This loan pays off the bridge loans with Salisbury Bank & Trust.

New Business:

There have been no new requests for rental assistance. There was a short discussion on what to do with the remaining COVID relief funds which came from the Foundation for Community Health. These funds can only be used for rental assistance and utility bill assistance. It was agreed to keep the funds for now.

PART 2

Ms. Broderick gave her Administrator's Report. There was a discussion on the safety of the tenant in Apt. 16D as well as the adjoining tenants in this building. This will need to be monitored. The new HVAC systems have been installed in Apartments 2A & 2C. This completes Building 2.

Mrs. Whelan reviewed the financials for June & July 2021. The June payments of \$ 18,936.85 & July of \$19,043.43 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mr. Colley, with all in favor.

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

### PART 3

Water Systems Specialties has indicated that the water softener that is for the whole complex is not operating properly and needs to be repaired. Their estimate is \$4,400 and should give another 10 plus years of service to the system. Where to pay this from was discussed. As the Ridge paid for the water pump project, it was felt that the Expansion should pay for this repair. Mr. Manasse made a motion to authorize this repair and the payment to come out of the Expansion Reserves, if possible, seconded by Mrs. Whelan. Ms. Broderick will check with Ms. Erdely on the expenditure. Vote taken on motion – carried unanimously.

Mr. Colley commented that there is a potential new member.

With nothing further, Mr. Manasse made a motion to adjourn, seconded by Mrs. Whelan, with all in favor. The meeting was adjourned at 5:30.

Respectfully submitted,

Tina Pitcher, Recording Secretary