

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 June 16, 2020 (not the 15th as stated on the agenda) at 5:00PM at the Town Hall. Present were Acting Chairman Colley, Treasurer Whelan, Asst. Treasurer Manasse and Secretary Moss (5:12). Also in attendance was Site Administrator Broderick.

PART 1

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

Mrs. Whelan made a motion to approve the minutes of 2/18/20 and 6/5/20 was written, seconded by Mr. Manasse, with all in favor.

Ms. Broderick gave her June Administrator's report. There is an issue with invasive vines growing up through the deck boards in Building 12. Sharon Lawn & Landscape can spray them as this would be the only way to eliminate them. They have offered to provide a label of the product that they would use. It was the consensus of the Board to have Sharon Lawn & Landscape spray the vines and provide Ms. Broderick with a label from the product. The Department of Public Health requires the filing of a fiscal and asset management plan for all small community public water systems by January 1, 2021. The plan must be updated and filed annually thereafter. This is a new State Statute. The template is not anything that Ms. Broderick can or should complete. It should be done by the property owner. Notice was given to the tenants pertaining to the rent increase that will be discussed at the July 21st meeting.

Ms. Whelan reviewed the financial statements for February through May 2020. Two grants were received for rent assistance if needed for tenants affected by COVID-19. Mr. Colley made a motion that the payments for February \$9,493.79; March \$5,342.57; April 20,120.65 and May 8,306.62 be approved, seconded by Mr. Manasse, with all in favor.

There were no communications.

Old Business:

- a. The Eversource loan/grant application was approved. Cornwall Plumbing needs a 50% deposit in order to get the materials. In order to get this work started, the Board discussed getting a bridge loan through Salisbury Bank & Trust Company as long as the Town is not required to approve the loan. The loan would be repaid when the grant is actually received. The money that the Board of Finance will be discussing later this evening is to cover the loan payments if the SHA can't them. The co-signing of the loan was previously approved at Town Meeting. Mr. Manasse made a motion that the Board proceeds with a bridge loan through Salisbury Bank & Trust Company, seconded by Mrs. Whelan, with all in favor.
- b. The needed repairs to the water system was discussed. The funding for this could be gotten either through the State Drinking Water Fund or a loan with Salisbury Bank & Trust Company. The project total is \$52,300 with a subsidy of \$13,075 with the 10 year loan with the State. After some discussion, Mrs. Whelan made a motion that the Board proceeds with the loan through the State Drinking Water Fund, seconded by Mr. Manasse, with all in favor.

New Business:

- a. Election of Officers – Mr. Manasse made a motion that Brent Colley be Chairman; William Manasse be Vice Chairman (until one or two of the vacancies be filled) and be Assistant Treasurer; Patricia Whelan be Treasurer; and Jeannette Moss be Secretary – seconded by Mrs. Whelan, with all in favor.
- b. Update on the Eversource grant/loan package was previously done. All that is needed now is to sign the documents.

PART 2

Ms. Broderick gave her Administrator's report. A tenant has asked that her blinds be replaced. Ms. Broderick will see if this expense can come out of the Reserves.

Mrs. Whelan reviewed the financials for February through May 2020. As there is approximately \$77,000 in the Reserves, perhaps one additional Geo Thermal system can be replaced. Getting them replaced one by one should be done. Mr. Manasse made a motion that the payments for February \$8,373.01; March \$9,386.42; April 7,761.14 and May \$6,522.62 be approved, seconded by Mrs. Whelan, with all in favor.

There were no communications.

There was no Old Business.

New Business:

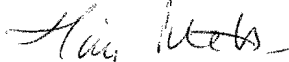
Election of the Board – Mrs. Whelan made a motion that the Board be the same as the SHA Officers, seconded by Mr. Manasse, with all in favor.

PART 3

Alton Golden has expressed an interest in serving on this Board.

With nothing further, Mr. Manasse made a motion to adjourn, seconded by Mrs. Whelan, with all in favor. The meeting was adjourned at 5:43.

Respectfully submitted,



Tina Pitcher, Recording Secretary

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SHARON TOWN CLERK