

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 20, 2019 at 5:00PM at the Town Hall. Present were Chairman Hosier, Vice Chairman Szalewicz, Treasurer Whelan, Asst. Treasurer Manasse and Secretary Moss. Also in attendance were Site Administrator Broderick and a tenant of 10D.

PART 1

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

Mr. Manasse made a motion to approve the 7/16/19 minutes as written, seconded by Mrs. Whelan, with all in favor.

Ms. Broderick gave her Administrator's report. The court did award a judgment for possession on September 24, 2019 at the eviction hearing on July 23, 2019 of the tenant in apartment 8A. The USDA approved the payment in full for the \$6,134.96 cost of repairing the leak in one of the water lines in the pump house. There continues to be a problem with speeding cars and cars traveling the wrong way in the driveway. There also is an issue with residents not cleaning up after dogs. A notice was sent to all the tenants.

Mrs. Whelan gave a financial report. The July payments totaling \$11,751.54 were reviewed. Mr. Hosier made a motion to approve the payments, seconded by Mr. Manasse, with all in favor. The Board discussed requesting two months security deposit with the second month being able to be paid on a payment plan if need be of all new tenants. It was emphasized that this could result in having no tenants and CREM does do this if an individual's credit is questionable. Ms. Broderick will look into this.

Mr. Hosier reported on the status of replacing the heating/air conditioning systems. The two options given by Eversource were reviewed. Option 2 would be more efficient and better for the tenants.

Two estimates were received for replacing the water pumps and tanks:

Water Systems Specialists – removing and replacing the pumps, tanks, controllers, etc. - \$52,300 and for an additional \$500 they would do all the paperwork for the Department of Health Drinking Water Revolving Fund application.

VRI Environment – no mention of removing old tanks etc. - \$35,113.

The Board agreed that they should go with Water Systems Specialists as they know the system. This would be a ten year loan that if approved, would come through in the spring of 2020. As the water system also involves the Expansion and is a capital expense, their reserves could pay part of this cost.

Habitat is having Attorney Peter Ebersol look over the paperwork for the SHA to partner with them for the 501c3. The partnership would be project specific and could be renewed.

PART 2

Ms. Broderick gave her Administrator's report. Cornwall Plumbing has given an estimate of \$63,278 for replacing the five worst geo-thermal HVAC systems – Units 2B, 2D, 4B, 4C and 16B. After some

discussion, Mr. Manasse made a motion to accept the proposal to replace the five geo-thermal HVAC systems with the funds to come out of the Reserves, seconded by Mr. Hosier, with all in favor.

Mrs. Whelan gave a financial report. The July payments totaling \$20,841.64 were reviewed. Mr. Hosier made a motion to approve the payments, seconded by Mrs. Szalewicz, with all in favor.

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

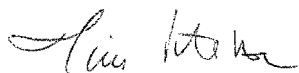
PART 3

The tenant from 10D made various comments and emphasized that the dog owners need to clean-up after their dogs. All the dogs on site are therapy/service dogs and the owners have complied with all the necessary paperwork, etc.

Mr. Hosier announced that when his term is up at the end of October, he will not seek re-appointment from the Board of Selectmen. The members offered that he will be missed.

With nothing further, Mr. Manasse made a motion to adjourn, seconded by Mr. Hosier, with all in favor. The meeting was adjourned at 6:08.

Respectfully submitted,



Tina Pitcher, Recording Secretary

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SHARON TOWN CLERK