

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 October 8, 2019 at 5:00PM at the Town Hall. Present were Chairman Hosier, Vice Chairman Szalewicz, Treasurer Whelan, Asst. Treasurer Manasse, and Secretary/Tenant Representative Moss. Also in attendance were Site Administrator Broderick and Social Service Agent Jones.

PART 1

Chairman Hosier called the meeting to order at 5:01.

Mrs. Whelan made a motion to approve the 9/17/19 minutes as written, seconded by Mr. Manasse, with all in favor.

Ms. Broderick gave her Administrator's Report. The fire inspections have been completed. Issues with one tenant were discussed.

Mrs. Whelan reviewed the September financials. The payments totaling \$12,880.61 were reviewed. Mr. Manasse made a motion to approve the payments, seconded by Mrs. Szalewicz, with all in favor.

Mrs. Szalewicz reviewed with the Board the information she put together, with the help of CREM, to be placed on the Regional Housing Website and the Town Website as well.

Old Business:

- a. All items were discussed in the Administrator's report. It was noted in the Management Contract, that Annual Inspections are to be done. Mr. Manasse will speak with Alyssa concerning these inspections.
- b. Mr. Manasse spoke to Scott Sato-Connell of CHFA regarding the possible deferred mortgage payments. He commented that CHFA has other complexes with the same trouble with the heating units. No answer given. First Selectmen Colley passed along information on the Capital For Change, Low-Income Multifamily Energy Loans.

Mrs. Szalewicz commented that a representative of the Community Foundation offered to her that we should ask CHFA for a "loan work out officer". This should create a Capital Replacement Plan.

- c. Habitat will be voting on whether to take us on as a Partner.

New Business: None

PART 2

Ms. Broderick gave her Administrator's report. The Recording Secretary asked that Cornwall Plumbing be reminded that they need to get permits for the work to be done on the heating systems, as well as other work they do. There is no fee, but a permit must be obtained (this goes for the whole complex)

Mrs. Whelan reviewed the September financials. The September payments totaling \$40,112.16 were reviewed. Mr. Hosier made a motion to approve the payments, seconded by Mr. Manasse, with all in favor.

There were no communications, no Old or New Business.

PART 3

Ms. Jones asked about the annual inspections. The process was explained to her. Ms. Jones asked about the number of cars with New York State plates. This has been discussed in the past. It is the law that one is to change their registration within 60 days of moving into CT. She feels that as these residents are getting "assistance" (moderate to low income housing), they should have their cars registered to Sharon so that they are paying taxes to the Town. This is an issue that is hard to enforce.

This is Dave Hosier's last meeting. He has asked not to be re-appointed by the Board of Selectmen. The members thanked him for all that he has done.

With nothing further, Mr. Manasse made a motion to adjourn, seconded by Mrs. Whelan, with all in favor. The meeting was adjourned at 6:42.

Respectfully submitted,



Tina Pitcher, Recording Secretary

9

RECEIVED

2019 OCT 10 A 9 32

SHARON TOWN CLERK