

ELLINGTON HOUSING AUTHORITY

January 28, 2020

Regular Meeting

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ELLINGTON  
TOWN CLERK

- 1) Meeting called to order @ 6:00 P.M.
- 2) Members present: Edward Jeski, Joe Ryan, Mike Swanson and Dennis Varney. Also present: Ibeth, Marisol Medina and Frank Stellato from Millenium. Absent: Charlie Sandberg Jr.
- 3) The minutes of the Oct 29<sup>th</sup> meeting was reviewed. Mike motioned to accept the Oct. 2019 minutes, 2<sup>nd</sup> by Dennis. Motion passed.
- 4) Public forum: no issues.
- 5) Financial: the financial statement will be reviewed at the next meeting. Frank discussed the new rental rate structure for residents at Snipsic Village, which is a participant of the State Elderly Rental Program. He passed out papers explaining what goes into rent calculations and the different rates depending on the size of the unit as well as income. For utility allowances, the phase 1 units (1-30) hot water is paid by the owner. The phase 2 units (31-42) hot water is paid by the tenant. Current residents are grandfathered in on their rents. There are 10 vacancies. There was a question, if a tenant that has lived here before the renovation and wanted to move into a one-bedroom unit from an efficiency unit, after total completion, is that considered a new rental? The answer is yes.
- 6) Maintenance: there was a plumbing blockage (tub) in building #2 which was hair and is now rectified. There was a punch list of repairs that are now complete. Dennis has not gotten a response regarding the generator, landscaping and updating of the heating and A/C for the community building. He is still waiting from Ray Page plumbing. The videos received do not indicate which video is for what building.
- 7) Old business: there are still 3 tables for smoking areas. A gazebo is a possibility, but Marisol pointed out that cost is the determining factor. Herself and Ibeth were trying to come up with ways to raise money for the gazebo. The smoking area needs to be in a handicapped accessible area, which would be perfect for the gazebo. Dennis suggested the large truck turn around area near the dumpsters, which is on pavement. The smoking areas need to be 25 feet away from the buildings or any unit so the tenant's rights are not violated. The plan is to eventually have no smoking at all at Snipsic Village. Ann Luetjen (#16) spoke up about the smoking area issue. Ann felt she and Ed Jeski wasted time trying to come up with a smoking area solution. Dennis explained since the residents could not come up with a solution, it had to be made for them.
- 8) New business: nothing.

9) Meeting adjourned @ 7:00. The next meeting is scheduled for Tuesday Feb 25 @ 6:00.

Respectfully submitted,

*Gail Gessay*

Gail Gessay, Recording Secretary