

Ellington Housing Authority
Regular Meeting
April 30, 2024

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:00.
- 2) Members present: Debi Newton, Joe Ryan, Charlie Sandberg and Mike Swanson. Also present: Ibeth Alamario and Mary Cardin, a representative on the board of Selectmen. Absent: Dennis Varney.
- 3) The minutes of the March 26th meeting were reviewed. Debi approved the minutes, 2nd by Joe. Motion passed.
- 4) Public forum: Charlie introduced Mary Cardin (newly selected this year). She wants to see how the system at Snipsic Village works. Mary supported the Pilot Program for Snipsic Village. Mary helped in getting full support of the board of Selectmen in not only forgiving the past Pilot Programs but also going forward 5 years. The residents asked about getting copies of the meeting minutes. Debi will post the minutes in the community room and Charlie agreed to Debi posting them online also for the residents.
- 5) Financials: the profit & loss sheets were passed around.
- 6) Maintenance: residents are concerned about maintenance workers. They don't recognize them since it's hard finding workers. Charlie stated Millenium has several workers. If they do not have the Millenium label on their shirt, or if you are not comfortable, do not let them in.
- 7) New Business: Charlie would like to have the Tuesday meetings on the 4th Tuesday of each month, providing everyone was ok with this change. Charlie motioned for this change, 2nd by Joe, motion passed. This will take place immediately starting with September's meeting. Charlie feels Snipsic Village should have their own washing machines and dryers. They are under contract with a company. Ibeth is going to check with Marisol regarding replacing the washing machines. Debi stated there are companies you can lease machines from and the money that goes into them will go to lessee, not the lessor. Debi will check into this. Property insurance costs, which will renew in July, will also be looked into due to the increase.
- 8) Old Business: when solar panels were installed several years ago, Snipsic Village was spending \$ 20,000.00 annually on electricity. They were promised their bills would be cut into 1/3 of that. They locked into a rate instead of a variable rate. Now S.V. is paying the same amount as before, even with the solar panels! Comparing the before usage numbers from Eversource to the after numbers, they are the same or more than what we were paying before. We're paying the company that installed the solar about \$500.00 a month. The most recent bill was for \$ 1000.00! Charlie refuses to sign the payment until

he knows where the money is going. This triggered emails between Frank Whitaker and the company that quoted S.V. the solar. There will be a meeting with the solar company, Frank, Charlie and Mike, hopefully before the next Tuesday night meeting. There are unanswered questions. Mike pointed out the bill may reflect a catch-up (unused credits). Mike said the old bills showed we were not as energy efficient as we redid the units, so the usage is different. It's not like comparing apples to apples. So much has changed: LED lights, energystar. The parking lot lights are now LED, formerly Halogen. Which still does not explain the increase. The heat pumps were replaced and more energy efficient than the older ones. The company came out about 6 months ago and re-balanced something in the system. It helped a little. A follow up from the company should have been done automatically. Debi asked about topsoil. Mike said they're waiting for dry weather. Wet topsoil is like mud and extremely heavy. The truck would damage the lawns, so it's best to wait. Also soil for the sidewalks areas will be delivered and placed where needed. Unfortunately budget money is tight, so it is slowing down work progress. There aren't volunteers like there used to be. Mike met with public works regarding the trees but that work is budget effected. The tree with the fallen limb is healthy, no need to remove it. By law, S.V. has to have a certain amount of money in reserve. There's not enough money to remove the tree but S.V. is moving in the right direction to build it back up.

- 9) Meeting adjourned at 6:25. The next meeting is scheduled for Tuesday, May 28th @ 6:00.

Respectfully submitted,
Gail Gessay, Recording Secretary