

ELLINGTON HOUSING AUTHORITY  
Regular meeting  
January 28, 2025

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ELLINGTON  
TOWN CLERK

- 1) Meeting called to order @ 6:03.
- 2) Members present: Debi Newton, Charlie Sandberg and Mike Swanson. Also present: Ilbeth Alamaro. Absent: Joe Ryan.
- 3) The November minutes were reviewed. Debi motioned to accept them, 2nd by Mike. Motion passed.
- 4) Public forum: Cathy (#5) inquired about a recycling container. A container has been placed next to the dumpster for the residents. Elaine (#25) has mice in her unit so, an exterminator inspected and found a hole, which he caulked to help take care of this issue. Charlie recently went around the complex with the HVAC worker and several gaps were found in different areas which explains one point of entry. Charlie told Elaine (#25) to put in a work order for her living room door. She cannot open it and has to use her bedroom door. The residents mentioned how the parking lots still have a lot of snow. Some residents don't move their cars. Ilbeth stated they must cooperate and move their cars for snow plows so they can complete their job. Charlie & Mike suggested sending out notices to those who don't cooperate and possible fines if that continues. Also, new washers and dryers are going to be purchased so the Housing Authority owns them. Currently only 20% of the profits will come back to Snipsic Village. Charlie asked the residents there which is the easiest way to pay. They said with the cards. The machines will be bigger and load sensitive for different size loads.
- 5) Financials: leave for the next agenda.
- 6) Maintenance: the company doing the HVAC is no longer working for Snipsic Village. About 2 weeks ago this company while trying to get 2 units swapped between #13 and 39. Charlie was trying to get prices on repairs and replacements of the units. He told the technician he was not authorized to do the job since the \$ 2800.00 price has not yet been authorized. The tech said he was going to do it anyway and it was up to Snipsic Village and Millenium to figure out who was going to pay for it. Charlie called the Millenium owner and told him to call the tech to tell him is no longer working for the Ellington Housing Authority. Charlie got another HVAC Company to come over and got the work done for \$ 750.00! These units were put in about 5 years ago and he's questioning if the work was properly done. These units are supposed to be on pads, which they are not. The tech said the best time to test the units for accurate readings is summertime, while the A/C is running. Charlie wants each unit serviced, put gauges on them, be sure they are running the way they should be and is there enough Freon in them. He'll call Charlie back with the price to go through each one. If there are repairs

needed on top of this, he'll add it on top of the first price. Units that need replacing will be done as he determines they need to be done.

- 7) New business; nothing.
- 8) Old business: still looking for 20-30 community room chairs. Mike & Charlie met with an Earthlight employee about the solar panels. The formula was explained to them, he showed them how it's broken down. Each tenant pays for their own electricity. The solar covers the community building and the parking lot lights. It's a formula about how much we bank and how much we don't bank. Some of the hot water heaters are also tied into the panels. Ilbeth said units #33 to #42 pay for their own hot water. Roughly two thirds of the hot water heaters are on the solar panels. The sidewalks will be back hoed. The town is supplying the topsoil and Mike's crew will be working putting down the soil.
- 9) Meeting adjourned @ 6:35. Next meeting will be February 25, 2025.

Respectfully submitted,  
*Gail Gessay*  
Recording Secretary