

ELLINGTON HOUSING AUTHORITY
Regular Meeting
March 25, 2025

RECEIVED
25 MAR 31 AM 8:24
ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:02.
- 2) Members present: Debi Newton, Joe Ryan, Charlie Sandberg and Mike Swanson.
Absent: Ilbeth Almario.
- 3) The January minutes were reviewed. Debi motioned to accept them, 2nd by Mike.
Motion passed.
- 4) Public Forum: June (#42) asked about the dirt placement. Mike said the dirt was only placed next to the sidewalks due to the weather. It's too cold to place on the lawns. Pat (#37) asked when the \$1000.00 donation will be used for a new commercial coffee maker and new computer for the community room. The donation will be coming from the Exchange Club in Rockville but has not yet been received. This may not happen until May. Sandy (#11) complained about the snow removal. The maintenance man, who plowed and shoveled Snipsic Village, was let go from his job. Mike Swanson sent his crew over to plow as soon as possible, in the absence of a plowman. Sandy asked who owns the garbage company, which Mike Swanson replied he did and he does get paid from the Housing Authority. She wondered if it was a conflict of interest. Mike stated he put out a bid for trash removal and recycling but only won the trash removal job. The town of Ellington then decided they will do the recycling part. Later Public Works then decided they didn't want to do it anymore and stopped, without telling anybody. It took quite some time to get another recycling container for Snipsic Village since nobody had that job. The job went out for bid again but nobody bid on it. Mike went to a Board of Selectman Meeting. Public Works now wants the residents to pay for the plowing and the sewer usage for Snipsic Village through the Water Pollution Control Authority. Since the beginning, the Public Works has been paying \$14,000.00 for sewer use for Snipsic Village. Public works may not be plowing next year. Mike spoke at the meeting for the Snipsic Village residents and now it's up to the Selectmen to decide. The new maintenance man has been working in unit #19 and has been helping with repairs from the work orders. With a tight budget some services may be lost if we pay for the plowing. It was suggested to move the dumpster due to the smell and flies. Mike will check with his company to see if it can be moved at a better spot for the residents and the driver.
- 5) Financials: the budget was reviewed. Debi motioned to approve the 2025 budget that goes to the state, 2nd by Mike. Budget passed.
- 6) A photo of the next Snipsic Village repairman will be posted in the community room.
- 7) New Business: the outside heat pump in unit #39 stopped working, so the outside pump in #13 was put in its place. A new heat pump is needed for #13 for a Dacon Unit with a

12 year warrantee. Mike motioned to approve a split for unit 13, Debi 2nd, motion passed. Charlie spoken with Bruce from Millenium about the 6 year old heat pumps that are problematic. There may be money through the State Housing Authority where if Snipsic Village puts up 20% of the cost, the State Housing Authority may put up 80%. Looking at wholesale units, 41 or 42 units. In the meantime the current problem ones can only be repaired. The company that was cleaning the heat pump heads no longer works for Snipsic Village. There's now a new person (Craig Fox) to install and work on these units. Once a year cleaning should suffice on new heat pumps. Also, the best time to test these units is in the summer, during the A/C part of it. When the A/C is on that's when the gauges run perfectly and the repairman can tell if the unit is running at its best efficiency. Charlie suggested keeping the heat pump temperatures consistent, turning them up and down does no good at all. Charlie suggested work orders for heat pump problems. Mike suggested when the repairman comes to clean the units he may put gauges on them to see if they're all working properly. This should happen this spring.

8) Old Business: the tenant selection process and community room chairs will be discussed at the next meeting.

9) Meeting adjourned @ 6:36. Next meeting is April 29th

Respectfully submitted,

Gail Gessay, Recording Secretary