

ELLINGTON HOUSING AUTHORITY
Regular Meeting
June 23, 2026

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:00.
- 2) Members present: Debi Newton, Charlie Sandberg, Amos Smith and Mike Swanson' Also present is Selectman Mary Cardin. Absent: Joe Ryan.
- 3) Approve minutes: The March minutes were reviewed. Debi motioned to approve them, 2nd by Mike. Motion passed.
- 4) Public forum: Elaine, apt# 25, questioned when the asphalt will be done and the trees trimmed. The board is waiting for another quote before deciding who will do the asphalt. Someone is coming around the 26th to raise the canopies in the trees, trim where needed and clean up any deadwood too. In the future some trees will be removed. Charlie thanked Mary for the Celebration of Life for his dad last weekend. Lori came down and read a proclamation from the town. It was very nice, he truly appreciated it.
- 5) Financials: the budget was reviewed. Debi motioned to approve it, 2nd by Mike. Motion passed.
- 6) Maintenance: Some storm doors will be repaired. A list of parts needed is done. Some doors will need total replacement. Debi is going to meet with Felicia at the town hall to get help with grants to help cover the costs. Mike & Charlie said some water heaters are starting to reach their life expectancy. The HVAC units installed in 2018 or 2019 are failing. Mike suggested replacing these units a few at a time instead of a large amount all at once. AC's and heat pumps are maintained once a year now due to costs. Amos asked to check with the maintenance company about a regular maintenance routine. Amos suggested a spread sheet and a scheduled inspection of water heaters, refrigerators, ect as preventative maintenance. Timely maintenance is very important. We are trying to obtain grants for these repairs and replacements. We'll be inquiring with the management company to set a program in place. Charlie said when these new units were put in, they were not installed properly. He hasn't heard about the audit since 2 months ago. We don't believe the audit has been completed at this time. Stephanie sends the reports.
- 7) New business: the EHA pickup truck is no longer useful, it needs a lot of work. Mike made a motion to dispose of the vehicle and any proceeds goes to the community room. Debi 2nd it. Motion passed. With the new budget, the board of finance decided the Housing Authority start paying for the sewer usage. They want \$ 20,000.00 a year towards the sewer-WPCA-bill. Originally the payment, or phasing, shouldn't start until October 2029. Charlie asked Mary if she could check on the phasing dates to which she said yes.

- 8) Old business: Debi got a quote from a local company to replace all the washers and dryers. Only 1 larger washer for bulky items. Unfortunately we're still under contract with another company until January. If Housing Authority can get out of the contract sooner, we'll be going with the new company. These new machines will take card payments or smart phone payments.

Executive session started 6:51, ended 6:53. No action to report.

- 9) Mike motioned to adjourn the meeting, 2nd by Debi. Meeting adjourned 6:54. Next meeting September 22, 2026.

Respectfully submitted,

Gail Gessay, recording secretary