

ELLINGTON HOUSING AUTHORITY
Regular Meeting
September 22, 2026

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:00.
- 2) Members present: Debi Newton, Charlie Sandberg and Mike Swanson. Also present is Angie Ruiz, property manager with Millenium. Absent: Joe Ryan & Amos Smith.
- 3) Approve minutes: Mike motioned to accept the minutes, 2nd by Debi. Motion passed.
- 4) Public forum: Debi introduced Angie, our new property manager with Millenium. A plumber checked the water heaters last week. Mike stated 8 of them need replacing right away, per the plumber. The newer ones have an alarm with codes that will go off if the unit loses pressure. Going forward there will be a staggered replacement and maintenance schedule going on. There's a newer code, which is mandatory for these units. Starting Oct. 1st, commercial properties have to have these alarms. The cost is \$800.00 per unit. Elaine # 25 called the emergency number one night when her alarm went off. She was told "we don't deal with water heaters". They apologized the next day.
- 5) Financials: Debi motioned to accept the financials, 2nd by Mike. Motion passed.
- 6) Maintenance: Craig in maintenance has been making repairs on the mini splits where the bad work was done on them outside. He needs to come back to clean the insides. Tree trimming is needed on the small trees and large, to keep branches off the roofs. Elaine #25 said trimming is needed near the clotheslines too. Charlie asked Elaine to put in a maintenance request for the trimming at that location. Maybe Danny can trim the trees near the sidewalk. The parking lot cracks are sealed. Marcel is coming back to fix the problem near unit 35 that was missed. Janice #17 asked about the repair needed at the entrance. It is state property, we can't touch it. So Mike said he'll check on that. Charlie mentioned that Mike did some fertilizing on the lawns, which are looking so much better than a few years ago.
- 7) New business: yesterday Charlie and Debi met Felicia @ the town hall in the finance department. They're hoping to get a grant to help with the sewer problems @ Snipsic Village. Having the sewer lines chewing out the tree roots 2 or 3 times a year is not a solution. When a tree is cut down, it doesn't mean the roots are dead. They look for water. They go thru cracks, crevices in pipes, anything they can find. Felicia found a grant but it isn't available until 2027. The work has to start now with toilets, showers, dirt and sewage flooding in the apartments. Engineers need to come out to access the problem. They will scope everything out to find out what the problem is. Debi is getting paperwork and anything else needed in hopes of getting the town to pay for the engineer. Debi will reach out to Mary Cardin on this being she is on the board of selectmen. We need her approval for this smaller grant. If approved, Mary will have to

select an engineer, finding the right one and getting quotes. The next step will be finding a contractor for the job. We need to have written quotes, paperwork on the units that have problems. Charlie said the engineer may have to go into the units and is hoping for everyone's cooperation on this.

8) Old business: Charlie talked to somebody about the EHA pickup truck. They'll buy it for \$ 300.00. Mike motioned to accept the offer, Debi 2nd, motion passed. The money will be used for the community room.

9 Debi motioned to adjourn the meeting, 2nd by Charlie. Meeting adjourned. Next meeting Oct 27, 2026.

Respectfully submitted,
Gail Gessay, Recording secretary