

The **REGULAR** meeting of the LHA was held on Tuesday, April 12, 2022 at 4:30 p.m.

The meeting was called to order by D. Kirby at 4:30 p.m.

1. Roll Call: Present D. Kirby, Chairman, K. Graham, Vice Chairman, C. Ramsey, member
B. Heaphy, Executive Director, J. Mercer, Property Mgr.

Others Present- Tenants: R. Pelicotti, A. Judd, E. Jacobson, T. Miller, D. Sheldon,
T. Rahkola

Absent – D. Prew, Treasurer

a. **Tenant Forum:** Amy Judd, President of the newly formed LTO requested \$660 for The LTO's budget needs this year. She submitted this request in writing to the ED for Computer and office supplies. LTO is requesting office space in a room in Turnure Terrace Community building if available. It is currently used for maintenance supplies. Barbara will look into this. LTO is planning a party to celebrate. They will be sending Out flyers and surveys to tenants asking for 3-5 items of concern.
Fire alarm protocol - Barbara has asked Chris O'Brien to address this issue at a meeting With all tenants in the Curtis.

b. **Minutes:** Motion made by K. Graham, seconded by C. Ramsey to approve the minutes of the March meeting. All members vote in favor.

Curtis Commercial Space: The bathroom for commercial tenants went out to bid. Salco Planned on bidding. The awnings over Pharmacy windows were taken down by painters. They are in bad shape. They should be replaced or eliminated. Jim will reach out to Joe, owner of the pharmacy.

c. **Accounts Payable:**

Barbara reported that as of February, 2022, 689 balance is \$94,642.32. 4001 balance is \$102,574.23. Commercial balance is \$134,427.01. Commercial savings is \$60,695.60.

Old Business:

Vacancies – There are three vacancies at The Curtis. One just came vacant on March 16. One was offered to a displaced tenant from the brick apartment building on Main St.

That had recently been condemned. Tenant was very interested but took something Else. There is one vacancy at Turnure Terrace. The other vacancy was filled April 1st,

Waitlists – 452 – elderly, 463 - elderly/handicapped: 10 local, 26 veterans,
2 local/veterans

3552 – families: 17 local 53 veterans, 1 local/veteran

2075 2br, 1140 3br

All but two rents were paid in February. One tenant owes \$66.80 and has a repayment agreement. The other owes \$253 and is working on paying it off as well.

Building Property Maintenance –

Tim Wilson has been assisting Mike with maintenance and is working out well. They've Been focusing on apartment turnovers, cleaning, workorders and day to day upkeep.

Capital Projects Update:

25 West Street Kitchen and Bathroom Renovation

CVC Installations started the bathroom renovation on March 28th. They discovered the

Subfloor was heavily damaged, the floors and wall framing would have to be replaced, new floor Joists and rim joists, raised floor to meet new existing drain height and new subfloor. They have Requested a change order to do this additional work in the amount of \$4,200.

The Curtis Window Trim Painting

The painting began this week. Contractors start at 8:00 a.m. Tenants have been notified.

New Commercial Bathroom

This project went out to bid. The work is estimated to cost \$21,840. One contractor, Salco, came For the walk through. Bids will be received until Wednesday, April 20 at noon.

Regulatory Updates – For information on development, a DHCD contact person is Fatima.Razzaq @mass.gov

Town of Lenox- An apartment building on Main Street was condemned recently due to a leaky Roof. Ceiling on the third floor fell in. Fire Chief, Chris O'Brien and the property manager came to The Housing Authority for help with housing for the displaced tenants. There are vacancies in the Elderly housing for income eligible, 60 and over or disabled. Only one tenant showed interest but Later found something else.

The planner from Central Habitat for Humanity is concerned that there hasn't been much of a Response in Berkshire County. No one is applying. Barbara reached out to three families. One Had shown interest but could not afford the \$254,000 mortgage. This tenant went through the Training and would have and would have been an ideal candidate with her two children.

Personnel Issues – none

Public Housing Notices- Notice from Elder Affairs

Notice of second booster shots being available. Housing Authority should encourage residents Over 50 who received the initial booster at least 4 months ago, to get the second booster.

New Business:

Annual Plan 2023

Barbara has been working on this with a DHCD hired consultant. The posting deadline is April 29th which is when it becomes available to the public. The hearing is scheduled for the June 14th Board Meeting.

Open Meeting Law Complaint- On August 10, 2021, SONYA Bykofsky filed an open meeting law Complaint against the Lenox Housing Authority regarding the July 13th meeting. It alleged that The board denied a videographer access to the Board meeting and Board moved location of Meeting, mid-meeting to an office that was too small to accommodate all those in attendance. On March 30, 2022, Barbara received a letter from Attorney General's Office stating after review, It was found that found that the Board did not violate the Law. Barbara read aloud the decision.

D. Sheldon asked when gutters at Turnure Terrace will be cleaned out.

Adjournment:

Motion made by K. Graham, seconded by C. Ramsey to adjourn at 5:19 p.m. All Members voted in favor.

Next meeting – May 17, 2022 at 4:30 p.m. at The Curtis

Respectfully Submitted,

Barbara Heaphy
Secretary/Executive Director