

ELLINGTON HOUSING AUTHORITY

Sept. 24, 2019

Regular Meeting

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:03 P.M.
- 2) Members present: Edward Jeski (due to Dorothea Waites resignation), Joe Ryan, Charlie Sandberg Jr, Mike Swanson and Dennis Varney. Also present: Frank Stellato from Millenium.
- 3) The minutes of the June 25th meeting was reviewed. Charlie motioned to accept the minutes, 2nd by Joe. Motion passed.
- 4) Public forum: June (apt#42) has been waiting 3 months for bathroom pipe replacements. Also, the grade of the sidewalk and the lawn by her door are very uneven. Dennis spoke with Steve & Bruce about this. When the landscaper returns, he will bring the grass even with the asphalt all the way across. There is also paint splattered on the floor in her apartment. Arthur (apt#38) states her kitchen vent over the stove has insulation exposed. There's another vent which cannot be used at all. She has mold again and has COPD. The bedroom heat pump is dirty and the cabinet hardware is not completely installed. She also had water sewage in her bathroom one night. When she called Millenium, she was told she had to wait until the next morning since the plumber they use can't be there until tomorrow. Ed said this is the 2nd time this happened in this building. Dennis pointed out all the sewer lines were scoped & jetted. Suddenly building #7 seems to be having sewer line problems. He's wondering if the line for #7 was not completed jetted. Margaret (apt#41) is now on her 3rd refrigerator (which is dented) and is complaining about losing food. Ed Jeski adjusted the temperature for her (it was so cold that food was freezing) which may be the issue. Her stove handle is broken. Cathleen (apt#4) pointed out the holes in the lawns. Dennis will be meeting with Steve on Wednesday to get these problems rectified. Dennis & Charlie said the tenants should be filling out work orders for repairs and complaints for Milleium so the tenant will have proof of the issues.
- 5) Construction update: propane tanks were discussed.
- 6) Financial Matters: the budget and treasurers reports were reviewed. The "wait list" for tenants was discussed. Marisol has been reviewing and reaching out to perspective tenants. There is a two-week window time period to wait for a response.
- 7) Maintenance: nothing.
- 8) Old business: the no smoking policy was discussed. Dennis spoke with Marisol and told her a proposal is needed from the staff. A smoking area needs to be designated since 25 feet from the buildings does not seem sufficient. The board asked a tenant who smokes to talk with the other

smokers to see if they can come up with an agreeable area that may even work for the nonsmokers. They can then present that to Marisol.

- 9) New business: Dennis passed around an addendum to the lease agreement Marisol had sent. Dennis recommended to send this to the EHA's attorney to be sure everything is correct. Dennis recommended a "File for Life" magnetized file for all the tenants to fill out. This file with pertinent tenant information is to be kept on their refrigerators in case of an emergency.
- 10) Meeting adjourned @ 7:12. The next meeting is scheduled for Tuesday, Oct. 29th @ 6:00 P.M.

Respectfully submitted,

Gail Gessay

Gail Gessay, Recording Secretary