

1. CALL TO ORDER

The Housing Authority meeting was called to order at 5:03 PM in the community room of Freedom Village by its Chairman.

2. ROLL CALL

Present at the meeting were Commissioners Sullivan, Brower, Macher, and Szarzinski. Commissioner Roemmele was absent with cause. Also present were the Executive Director and several tenants of Freedom Village.

3. REMARKS FROM TENANTS

None

4. REMARKS FROM PUBLIC ON AGENDA ITEMS (Time Limit- 5 minutes)

None

5. APPROVAL OF MINUTES

Commissioner Brower motioned, seconded by Commissioner Szarzinski, to accept the minutes of the June 20, 2017 meeting as submitted. Voice vote. All in favor. MOTION PASSED.

6. APPROVAL OF PAYMENT OF BILLS

The following bills were submitted for approval of payment:

PAID IN JUNE

Bonner Electric	\$1151.70	Replacement of outside light IV
All Time Manufacturing	\$10.00	Repair parts for door 51
UBS	\$513.25	Window replacement 26
R. Spiess	\$198.00	Maintenance 6/19-6/23
P. Spiess	\$120.00	Cleaning 31
Eversource	\$675.64	Electric bills June
Treasurer, Tn of Mntvl	\$1931.09	July premium
St of Ct Comptroller	\$380.59	MERFund June
Ron and Sons Lawn Care	\$940.00	Lawn cutting and bush removal
Eversource	\$409.45	Electric June
Housing Insurance Svs	\$7172.00	Liability Insurance
Housing Insurance Svs	\$5078.00	Property Insurance
Blumenthal and Donahue	\$2150.00	Commissioner insurance

PAID IN JULY

M. Cahoon	\$2792.50	Salary for July
R. Spiess	\$216.00	Painting 31

R. Spiess	\$243.00	Maintenance 7/26-7/30
P. Spiess	\$127.50	Cleaning 31
Montville Hardware	\$77.03	Painting and cleaning supplies
Waltham Services	\$258.00	June services
Maintenance USA	\$81.88	Medicine cabinet 31
Sterling Superior	\$358.08	Trash removal services June
Northeast Powerwashing	\$5796.08	Pressure washing IV and FV
Sherwin Williams	\$121.37	Primer for 31
ISS	\$720.00	Security monitoring services
Shipmans Fire Equipment	\$63.94	Extinguisher check
Cash	\$100.00	Petty cash replinshment
Sherwin Williams	\$117.42	Paint
Stewart & Stevenson	\$425.00	PM for generator IV
Home Depot	\$645.70	Blacktop patch, tools
Millenium Water	\$212.70	Lead and copper testing
Staples	\$433.73	Paper, pens, printer and ink
Atlantic Broadband	\$2060.00	July cable and internet
R. Spiess	\$198.00	Painting 31
R. Spiess	\$153.00	Maintenance 7/3-7/7
St of CT Comptroller	\$304.47	MERFund June
Ron & Sons Lawn	\$1350.00	Lawn cutting
AA Lock and Key	\$232.00	New handle 28, new keys 51 and 16
Tomaszek Plumbing	\$393.50	Shower repair 20
R. Spiess	\$243.00	Floor stripping 31
R. Spiess	\$153.00	Maintenance 7/10-7/14
A&R Appliance	\$254.99	New freezer fan 5

Motion by Commissioner Szarzynski, seconded by Commissioner Brower, to pay the bills as submitted. Voice vote. All in favor. MOTION PASSED.

CORRESPONDENCE

6/27	MHA to tenant 13	Inquiry on painting the unit
7/3	CT to MHA	STIF dividend for May at \$281.65
7/7	MHA to tenants 1, 18, 40, 46	Notice about new late rent policy
7/10	MHA to tenants 61&67	Notice about harassing tenants for rides
7/10	MHA to tenant 61	Warning about fireworks
7/17	MHA to tenant 18 & 26	Notice about cleanliness of unit

REPORTS

A. ACCOUNT BALANCES: Checking account balance is \$186,491.30
STIF balance is \$368,313.80.

B. OCCUPANCY: #31 is currently vacant

C. QUARTERLY REPORT

D. TENANT PROBLEMS: None

9. OLD BUSINESS

No old business

10. NEW BUSINESS**A. BIDS FOR SNOW REMOVAL**

E.D. will clarify what the town's responsibility is for plowing before putting out a bid invitation in late August for the snow removal contract. The contract will stipulate where snow will be removed, that all curbs will be staked by the contractor and when the contractor will be expected to begin removal during/after a storm.

B. INCOME LIMIT RESOLUTION

Where it is desirable and in the best interest of the State of Connecticut, the Housing Authority of the Town of Montville, and the elderly citizens of the State of Connecticut, BE IT HEREBY RESOLVED THAT:

1. Effective July 18, 2017, the maximum income limits for application to all applicable state-assisted elderly and congregate elderly housing facilities owned by the Housing Authority of the Town of Montville shall be the low income listed in the area in which such housing facility is located based on the US Department of Housing and Urban Development's published public housing guideline.

The maximum income allowable for occupancy is:

For one person \$47,600

For two persons \$54,400

2. This resolution rescinds and replaces any and all previous resolutions establishing maximum income limits for application and continued occupancy for all applicable state-assisted elderly and congregate elderly housing owned by the Housing Authority of the Town of Montville.

Motion by Commissioner Sullivan, seconded by Commissioner Brower, to enact resolution. Voice vote. All in favor. MOTION PASSED.

C. HORSESHOE PIT AT FREEDOM

The residents of Freedom Village asked for permission to build a horseshoe pit by the far lawn. The residents would like to pay for and build the pit themselves. The Commissioners agreed to allow the pit to be placed.

11. REMARKS FROM PUBLIC (Time Limit- 3 minutes)

None

12. REMARKS FROM COMMISSIONERS

None

13. ADJOURN

Commissioner Brower, seconded by Commissioner Szarzinski, to adjourn the meeting at 5:25 PM. Voice vote. All in favor. MOTION PASSED.

Respectfully Submitted,

Mary Cahoon
Executive Director