

Tuesday, December 19, 2018

Mayfair Gardens Community Room

Attending: Josh Howroyd - Chair
Timothy Becker
Lisa O'Neill
Joseph D'Ascoli, Executive Director

Absent Paul Rubin – Vice Chair
Judith Taylor – Tenant Commissioner

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:33 pm.

Chairman Howroyd asked for a motion to suspend the rules and take item number 3 under new business Resolution 2018-35 3rd Party Electricity Agreement. Mr. Becker so moved; Ms. O'Neill seconded. Motion passed 3-0.

Ms. Jodi Maurer from Secure Energy addressed the Board. She reported that she has secured a contract for a lower electric rate for MHA. Mr. Becker asked about the rates and Ms. Maurer explained the rates are based on the commodity market rates as that dictates the market for electricity. She has secured a 36-month rate of 9.45. Chairman Howroyd asked for a motion to approve Resolution 2018-35 3rd Party Electricity Agreement. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0.

II. Adoption of Minutes – Meeting of November 20, 2018

Chairman Howroyd called for a motion to approve the minutes of November 20, 2018. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0.

III. Correspondence - None

IV. Accounts Payable – November 2018

Mr. D'Ascoli shared we are looking very good. There is one large payment to EverSource and that is due to a problem with coordinating the solar energy with the meters and we finally got that straightened out and the billing is corrected. Mr. D'Ascoli explained that MHA owns all the power lines, telephone poles and before EverSource will take ownership of them MHA has to upgrade all the lines, poles and transformers. Question was asked why MHA is responsible for them and Mr. D'Ascoli explained that when the complex was built in 1961 MHA was made owners of everything. Nothing has been replaced since 1961. We have 30 telephone poles and 10 transformers. Cost to replace the poles is \$5k each installed; and the transformers is \$3k each installed.

V. Executive Director's Report

A. Financial Statements – November, 2018

Mr. D'Ascoli stated we are in good shape. Mr. Becker asked about the decrease in Section 8 payments from HUD. Mr. D'Ascoli explained that HUD looks at our reserve accounts and bases their payments on what that.

B. Vacancy Report – October 2018

Mr. D'Ascoli commended the Maintenance crew on getting units renovated and ready for tenants within 14 days.

Mr. Becker asked about the aging report 30/60/90 days. Mr. D'Ascoli explained the monies in the 60 day accounts are usually repayment agreements. If a tenant does not pay the rent MHA sends out a 14 day notice and we have our Tenant Coordinator speak with the tenant to see what has caused the non-payment of rent. If they do not rectify their past-due rent, then it goes to the lawyers for collection.

C. General Information

1. Election of Officers

a. Chairman

Ms. O'Neill nominated Josh Howroyd for Chairman. Mr. Becker seconded. Motion passed 3-0.

b. Vice-Chairman

Mr. Becker nominated Paul Rubin for Vice Chairman. Ms. O'Neill seconded motion passed 3-0,

2. Modernization Report

Mr. D'Ascoli updated the board on the Congregate project and said renovations are going well. The project should be completed by July 2019.

Mr. D'Ascoli reported MHA has \$25k left from the 2017 Capital Funds which needs to be spent. He is looking into a couple of projects: Purchasing security door for the two level buildings at West Hill Gardens; or installing insulation in the crawl spaces under these buildings.

3. 2019 NERC-NARO Winter Conference

Mr. D'Ascoli asked if anyone is interested in attending this conference to let him know so they can be registered. He will send a link to make hotel reservations as the rooms fill up fast.

VI. Chairman's Report

Chairman Howroyd passed out a report from Rick Leco from D&V Main Sail with regard to comparable salaries for Executive Directors. He will have this item added to the agenda under executive session.

VII. Old Business - None

VIII. New Business

A. Resolution 2018-33 - MHA 2019 Board Meeting Dates

Ms. O'Neill moved to approve Resolution 2018-33 MHA 2019 Board meeting dates. Mr. Becker seconded. Motion passed 3-0,

B. Resolution 2018-34 - MHA 2019 Public Comments Dates

Ms. O'Neill moved to approve Resolution 2018-34 MHA 2019 Public Comments meeting dates. Mr. Becker seconded. Motion passed 3-0,

C. Resolution 2018- 35 – 3rd Party Electricity Agreement – see above

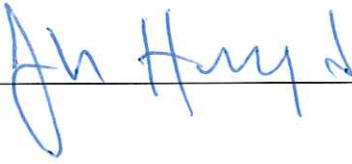
IX. Items for Future Agenda

Mr. D'Ascoli shared web designer and he has asked Mr. Becker to take some new photographs for our web pages.


X. Executive Session - None

XI. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Mr. Becker so moved; Ms. O'Neill seconded. Motion passed 3-0 at 7:48 pm.



CHAIRMAN



ATTEST

1/16/2019

1/16/19