

July 18, 2022

Westhill Garden Community Room

Attending: Chairman Josh Howroyd
Lisa O'Neill
Timothy Becker
Joseph D'Ascoli, Executive Director
Absent: Paul Rubin, Vice Chairman
Eileen Remillard – Tenant Commissioner

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:31 pm.

II. Special Guests

1. Siemens – Lisa Schoonerman (Sr. Account Executive) – Regarding Carbon Credits
Mr. D'Ascoli welcomed Lisa Schoonerman and Brian Hurley to the meeting. Mr. Hurley addressed the Board regarding carbon credits and explained the next step is to get NEPOOL system up to date so that the information can be collected. MHA will need to pay a \$499 fee to set this up this account so that it will be able to record the RECs. MHA will need to obtain a broker to collect and sell the RECs. Ms. O'Neill asked why was this not set up when we installed the solar panels. Ms. Schoonerman commented the service contract was not set up by the MHA, it was a disconnect in the communication between Siemens and MHA. Ms. O'Neill asked if MHA could go back and collect the \$10,000 in lost revenue. Mr. Hurley said it has to be collected on a yearly basis. He added due to the age of the transformers the data cannot be communicated to get and RECs or to sell back to the grid. The equipment has not been upgraded/updated since the 1960's when it was initially installed. Ms. O'Neill asked if Siemens could tell MHA how many of the transformers need to be replaced, all or just a few of them to get the data reported for credit or sell back to the grid. This is a loss of revenue to MHA and needs to be rectified.
2. Atty Wrona – Regarding Eversource and Ownership of Utility Poles and Transformers
Attorney Wrona discussed the status of ownership of Utility Poles and Transformers at MHA property at Westhill Gardens. To date Eversource has not provided any documentation verifying the ownership of the utility poles and transformers is MHA. There are a couple of options MHA can take. MHA is a Federal Agency and we do not have any documentation stating ownership of the utility poles and transformers and MHA can serve Eversource with "Bill of Discovery" which would request Eversource to provide documentation proving ownership. The other option is to file suit against Eversource with a "Declaratory Judgement Action" which requires proof of actual ownership. Attorney Wrona responded to several questions asked by the Board. MHA does not have any backup documentation regarding ownership of the utility poles and the fact against us that there is no title search proving easement on the property by Eversource. He said the title search did not provide utility easement, which means that Eversource has permission to come on to the MHA property to repair or replace the utility poles or transformers.

Mr. Becker asked if there is damage to the equipment that causes a power outage who is responsible for restoring the power. Atty Wrona stated it falls on MHA because they own the equipment. He added the equipment is old and has not been updated since they were

installed back in the 60's. Chairman Howroyd shared back several years ago Eversource came through the property and marked several utility poles indicating they needed to be replaced. Once they determined that MHA owned the equipment nothing was done.

After a brief discussion regarding the best way to handle this situation, the Board requested Atty. Wrona to contact Eversource and let them know MHA will be serving them a Declaratory Judgement Action.

III. Adoption of Minutes June 15, 2022

Chairman Howroyd called for a motion to approve the minutes of the meeting of June 15, 2022. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0.

IV. Correspondence – Maletta CPA – Final Draft Audit for FYE 9/30/21

Mr. D'Ascoli in response to a question from Mr. Becker, explained that while there were several deficiencies and they have been resolved, 2021 was a tough year. The audit was done remotely due to COVID, MHA changed the accounting software program and there was a change in the number of paychecks required for income verification for the Section 8 program.

V. Accounts Payable – June 2022 Payment Summary & Detail Report

Mr. D'Ascoli reported MHA is doing well.

VI. Executive Director's Report

A. Financial Statements – June 2022

Mr. Counihan explained that MHA is three quarters of the way through FY 2022. AMP I is showing a small loss which should continue through the end of the FY. AMP II reflects a slight gain and should remain so through the end of the year. A question was asked about AMP which had an unexpected expense at Mayfair Gardens due to an undetected water leak. The Board asked Mr. D'Ascoli if he received a response from the letter sent to the Water Department requesting a credit for the water bill due to the unforeseen leak.

Mr. Counihan reported the fiscal year ended on June 30th for the Congregate and financially ended very well. The COCC is showing a gain and should continue to do so through the end of the year. The HCV program on the administrative side shows an overall gain. The voucher side is showing a loss but, the additional HAP money should continue to reduce the loss by year end. The SERT program is showing an increase in the retained earnings and should remain so through year end.

Mr. Becker asked about the Hillstown Road property. Mr. Counihan shared MHA no longer serves as the property manager for the Town of Manchester. The remaining funds will be transferred to the COCC account.

B. Vacancy Reports – June 2022

Mr. D'Ascoli reported we are in good shape.

C. General Information

1. MARC units back with MHA

Mr. D'Ascoli explained MHA had several residents from the MARC program residing in our scattered site properties. In two of the properties, residents were in units larger than needed therefore causing a loss to the collected income. They have moved and the units will be readied for occupancy.

2. CONN NAHRO Annual Conference Mohegan Sun August 28 – 31, 2022
Mr. D'Ascoli asked Board members to let him know if they want to attend this conference and if so, he will get them registered.
3. Need to schedule a Special Meeting Board Meeting on August 16, 2022
After a brief discussion, the Board agreed to meet at noon via Zoom on August 16, 2022.
4. Any other information - None

VII. Chairman's Report

VIII. Old Business – None

IX. New Business – Discussion regarding 457 Retirement Savings for MHA Employees
Mr. D'Ascoli discussed.

X. Items for Future Agenda - None

XI. Executive Session – None

XII. Adjournment

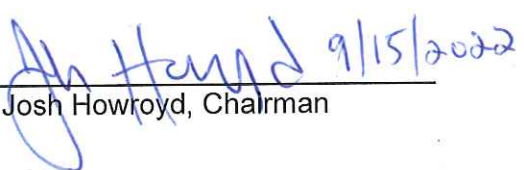
Chairman Howroyd called for a motion to adjourn the meeting. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0 at 8:30 pm.

Respectively Submitted,



Joseph D'Ascoli, Recording Secretary

Attest:



Josh Howroyd, Chairman

