



DUBLIN VILLAGE OFFICE 300 LEBANON AVENUE
COLCHESTER, CONNECTICUT 06415
(860) 537-5251
FAX (860) 537-5856

HOUSING AUTHORITY OF THE TOWN OF COLCHESTER
MINUTES REGULAR MEETING
JUNE 16, 2022

The Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of Colchester was called to order at 6:58 p.m.

Commissioners Present: Janet LaBella
Kate Forcier
Denise Salmoiraghi

Commissioners Absent: Marion Spaulding
Michael Dankiw

Others Present: Robert Gustafson, Executive Director
Brian Gustafson

RECEIVED
COLCHESTER, CT
2022 JUN 17 PM 2:32
Gayle Furman
TOWN CLERK

Approval of Minutes:

Commissioner Salmoiraghi moved to approve the minutes of the May 19, 2022 meeting; seconded by Commissioner Forcier. All other Commissioners voted in favor. So, moved.

Approval of Financial Statements:

Commissioner Forcier moved to approve the bills lists; seconded by Commissioner Salmoiraghi. All commissioners voted in favor. So, moved.

Public Comments:

A tenant at unit #10 at Dublin Village made comment. She made a complaint about the grass not being mowed frequently enough. She asked who would weed the gardens. She claimed when the power washing was done that it "streaked" the windows of tenants who had previously washed their windows. She reported that the tenant in #4 was upset that Rob didn't wish her well when she returned from the hospital. She requested a gazebo to be used as a smoking area. She commented about weed wacking/mowing and asked when the last time a tenant said the area looked nice. She noted that there isn't an accessible area to enter the laundry room in the middle of the night and no bathroom facility available at that time. She claimed the problems with her toilet were a result of a "toilet explosion" caused by a broken pipe. She insisted that Drainworks told her there was a broken pipe. She asked about getting a close parking space and complained she hadn't gotten one yet. She was told that another tenant was using it without authorization and, since her request was granted, as soon as the space was freed up, she would obtain it.

Additions to the Agenda:

None



Communications:

There has been ongoing communication with all parties involved with the SSHP grant. A date is being set for a final job meeting/ walk about to finalize finishing work.

On 6-9-22 Mr. Gustafson received a call from the Fire Marshal regarding egress and flammable materials reported to be in a tenant's unit.

Director's report:

Rental assistance has been approved for the upcoming budget year. The DOH was able to include four of our resident's that didn't receive assistance previously. Mr. Gustafson submitted RFP #1 on 6-6-2022 for \$ 21,444.00 which we should receive in mid-July.

Mr. Gustafson reported having forwarded the signature page of the proposed management plan to CHFA on 5-20-2022 and have not received a reply.

The annual site visit/ inspections by CHFA were performed on May 26th. Dublin Village scored a 92. Ponemah Village scored an 87, a little lower than Dublin because staff pointed out the needs of Ponemah Village, an elderly/ disabled complex built on a side hill.

The power washing of Dublin and Ponemah Villages was completed this week.

Two apartments at Ponemah Village have been leased. Work continues on other vacant units.

A Dublin Village resident requested permission to install a gazebo near the corner of Elm Street and Lebanon Ave. The resident reported he/she can get this gazebo for free and pictures of it were shared. Being that it is a semi-permanent structure and cannot be easily removed for stormy weather, the request was denied.

A Dublin resident insisted that we get the construction company back to install truncated dome mats into our sidewalks where they meet paved areas. These brightly colored mats were developed to aid the visually impaired when approaching a crosswalk or other areas of possible danger such as train, bus or subway loading areas. These mats were not in the scope of work defined within this SSHP grant. Mr. Gustafson contacted the housing authority architect, who replied they are only required on residential streets not parking lots. If or when the sidewalk along Lebanon Ave is rebuilt and continued, it will likely have truncated mats at all crosswalks.

The resident with the outstanding bill for damages hasn't made any attempt to pay toward those damages.

The resident whose transfer request was denied at our last meeting has requested yet another form. When the resident was asked about the last form that had no attesting signature on page 3, she stated that "the Doctor would not sign it". This resident has done extensive gardening around the apartment. Currently has a Kayak in her vehicle and ran up the hill on Tuesday to talk to one of our employees. This resident left a message stating the man upstairs is walking around with shoes on again. Mr. Gustafson provided area rugs to the man upstairs, who was very appreciative and understanding of the situation below.

Breeds Tavern. The housing authority continues to wait for Unite CT to process payments. Ten notices of nonpayment of water bills from Colchester Water and Sewer were received by tenants.

Tenant Commissioner's Report:

No report.

Unfinished Business:

Discussion was held regarding management fees paid by Breed's Tavern and the transfer of funds. This action included 48 months prior to May 2022.

New Business:

Two retaining walls at Dublin Village are in urgent need of rebuilding/replacement due to damage.

Mr. Gustafson reported on the number of hours of unused sick/vacation days to be paid out.

Mr. Gustafson reported he is approaching his last days as Executive Director. Discussion was held regarding the salary for Mr. Brian Gustafson, who will replace Mr. Rob Gustafson. It was agreed Brian should receive the amount that Rob has been paid.

Commissioners' Comments:

None.

Adjournment:

Commissioner Salmoiraghi moved to adjourn the meeting; seconded by Commissioner Forcier. All Commissioners present voted in favor; so, moved. The meeting was adjourned at 8:45 p.m.

Respectfully submitted, *Kate Forcier*

Kate Forcier
Secretary

