

Oxford Housing Authority

Regular Board Meeting

September 27, 2019

Call to Order - The meeting was called to order at 2:30 p.m. by Commissioner Elaine Barrett prior to the pledge of allegiance.

Attendance - Present: Commissioners Elaine Barrett, Kathy O'Connell, Bob Peck and Peter Aiksnoras. Also present was Rachael Rosario (Imagineers), and Stephanie Dimon (Clerk).

Additions to the Agenda – Rachael Rosario requested the Board make a motion to add 2 matters to the executive session- One involving a personnel matter. The other matter is in regards to the dog from Unit 26D. Commissioner Peck made a motion to add 2 matters to executive session, and was seconded by Commissioner Aiksnoras. Commissioner Elaine Barrett asked all those in favor to vote Aye. All were in favor.

Minutes – Commissioner Elaine Barrett entertained a motion to accept the August 30, 2019 minutes as stated. Commissioner Aiksnoras made a motion to accept the August 30, 2019 minutes as stated, and was seconded by Commissioner Kathy O'Connell. Commissioner Elaine Barrett asked all those in favor to vote Aye. All were in favor.

Audience of Citizens - Tenants present: Helen Jurgens, Virginia Sobolisky, Muriel Sabetta, Virginia Keane, Anne Golebieski, and Ray Schietenger.

- Helen Jurgens (24D) - She is inquiring if anything is being done about the dog in Unit 26D. She is unable to sleep due to the constant barking.
- Ray Schietenger (25D) – The dog tries to run away from the owner/residence, can be “unfriendly”. Also stated there is constant barking. He claims the owner of the dog is being uncooperative.
- The Board has stated that this issue will be addressed.
- A tenant suggested a water hose that was left out be put away to prevent damage.

Correspondence – Management has received 2 pieces of correspondence. One was a letter regarding the asphalt; which was resolved by explaining and answering the question the tenant had. The other was in regards to the Emerald ash borer beetle. The Belletti Tree Company has noticed this issue and it will be discussed in New Business. One of the trees is dying and it will be treated.

Treasurer's Report - Commissioner Aiksnoras gave his report for August 2019 as follows:

Petty Cash: \$100

Operating Cash: \$27,891.00

Development Account: \$73,188.00

Total Operating Cash: \$101,179.00

Stiff Account: \$211,087.00

Total Cash: \$312,266.00

- Commissioner Elaine Barrett entertained a motion to accept the August 2019 treasurer's report. Commissioner Peck made a motion to accept the August 2019 treasurer's report as stated, and was seconded by Commissioner O'Connell. Commissioner Elaine Barrett asked all those in favor to vote Aye. All were in favor.

Management and Budget –

- Huntington Power is coming out to do the bi-annual generator inspection on Tuesday, October 1, 2019.
- On September 19, 2019 Bullock Access came out to do the bi-annual preventative maintenance on the platform lift in Building C. Everything is good.
- Preliminary basic unit inspections were done on Tuesday, September 24, 2019. Rachael made sure all units are safe. She will be doing a follow up inspection on October 1, 2019. The full unit inspections will be discussed with senior management and will come up with a date.
- Rachael got multiple bids for the removal of the white pine tree next to the gas generator. One quote was from Belletti for \$825; which also includes chipping of all the brush and removal of all debris. Another quote was from paradise landscaping. Management decided to go with Belletti. Belletti will be scheduling the removal soon.
- Battery changes on all the fob systems – Esteban and Rachael have begun to change some of the batteries. They will continue this week.
- There is a new tenant in Unit 16; her name is Ann Wallace. She will be moving in October 1, 2019.
- Poplar Electric will be installing the collar and the pole outside of this building this week; the fixture is on order.
- Rachael Rosario has met with Kathleen O'Connell (President of Tenant Association) and has come to the conclusion that the Tenant/Management meetings should be absolved. The information given is repetitive and as long as they meet on a monthly basis, the meetings are unnecessary. If someone has an issue they can express it to Kathleen and she will then inform Rachael.
- Rachael has sent out an audit regarding the storage units. There are many storage units empty or not sure who the stuff belongs too. There's a questionnaire was sent out to figure this out.

Old Business –

- There were 2 estimates for the removal of the white pine tree. (Discussed under Management and Budget.)

New Business –

- Belletti informed Crestview Ridge that the trees that were mulched by The Natures Edge were done incorrectly; therefore the trees will uproot or fall over unless mulched properly. The Natures Edge will be informed and the problem will be fixed.
- Also an injection of Boxer Insecticide is necessary for the ash tree on Dunn Drive for the treatment of the Emerald Ash Borer. The tree has already started to change colors which are not normal yet.
- Commissioner Elaine Barrett entertained a motion to accept the estimate from Belletti for the injection of the ash tree. Commissioner Aiksnoras made a motion to accept the estimate from Belletti for the injection of the ash tree, and was seconded by Commissioner O'Connell. Commissioner Elaine Barrett asked all those in favor to vote Aye. All were in favor.
- It was asked by Ray Schietenger if there's anything we can do about the mosquitos/EEE virus prevention.

Adjournment –

Commissioner Elaine Barrett entertained a motion to adjourn and go into executive session at 3:08 p.m. Commissioner Aiksnoras made a motion to adjourn and go into executive session at 3:08 p.m. and was seconded by Commissioner Barrett. Commissioner Elaine Barrett asked all those in favor to vote Aye. All were in favor.


Executive Session –

- Commissioner Aiksnoras made a motion that the board pursue action through an attorney regarding a dog barking in Unit 26 D, based on the complaints received from 20 tenants and was seconded by Commissioner O'Connell. Commissioner Elaine Barrett asked all those in favor to vote Aye. All were in favor.
- Commissioner Barrett made a motion to exit executive session at 3:37 p.m., and was seconded by Commissioner O'Connell.

Respectfully Submitted,


Stephanie Dimon

Clerk

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TOWN OF OXFORD, CT

TOWN CLERK