

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



Senior Housing (860) 379-4573

Fax (860) 379-0430
www.winchesterhousing.org

Anthony J. Paige, Jr., *Chairman*
John Iacino, *Vice-Chairman*

Neil R. Kelsey, *Treasurer*
June D. Mickley, *Asst. Treasurer*

Joseph A. Forster, *Commissioner*
Paul S. Vayer, *Executive Director*

Minutes

Winchester Housing Authority Board of Commissioners Meeting

September 28, 2015

Minutes

Present were Commissioners Paige, Kelsey, Mickley, Iacino, and Lemlin

The meeting was called to order at 3:05 PM by Chair Paige

A presentation was provided to the Board by the Authority's financial advisor, Janet Wortman, C.P.A. noting the unaudited financial scores for 6/30/15 had been completed and submitted to HUD REAC. The scores appeared to be excellent with financial scores being 24 out of 25 and management 25 out of 25. an overview of the management Discussion and Analysis for the year ended June 30, 2015. the current status of the Authority's reserves and a notice to the Board that changes in unfunded pension rules may likely adversely affect the Authority's score in the future. It was also underscored that the Authority has performed exceptionally in unit turnovers and reduction of budget expenditures.

A presentation was then made to the Board by Jennifer Gottlieb-Elazhari, Program Director and her staff from the HUD regional office regarding the Authority's reserves and the need for capital expenditures.

Ms. Gottlieb emphasized that the status of the Authority was sound and that additional amounts from the Authority's reserves should be expended to avoid being recaptured, on a priority basis, for essential capital projects and the use of other available funding programs such as Small Cities grants. Ms Gottlieb offered the technical assistance of the HUD Regional office in assisting the Authority in accomplishing the above.

A motion to adopt the minutes of August 25, 2015 was made by Comm. Kelsey and seconded by Comm. Mickley. All in favor.

The Executive Director provided a report on the Authority's financial reports as of August 31, 2015 stating those very few areas that exceeded budgeted amounts and the reasons for them. The majority of the budget continued to be within or below budgeted amounts.

A Motion was made to adopt a resolution withdrawing a previously passed Motion, pursuant to HUD regulation 960.261, providing for a year's notice to tenants who had exceeded the financial limits for residence in public housing.

The executive Director provided a brief overview and report on his written report to the Board and referencing materials and information included in the Board' meeting materials and documents. The executive Director also informed the Board that because of staff transition and workload he has been, more often than not, on a fulltime schedule, as a result of work that had to be completed by the Authority.

Commissioner Kelsey left the Board meeting at 3:30 PM because of a family emergency

A Motion to Adjourn at 3:56 PM was made by Comm. Mickley, seconded by Comm. Lemlin . All in favor.

Respectfully Submitted,



Paul Vayer

Board Secretary