

Ridgefield Housing Authority
Ridgefield, CT 06877

REVISED Unapproved RHA Meeting Minutes

Wednesday, April 17, 2024
Ridgefield, CT 06877

Meeting via Zoom– 305 224-1968 (266 192 1953)

In person at the Ballard Green Community Room

Commissioners Present: Paul Janerico (PJ), Ed Baird (EB), Jan Hebert (JH)
(All at Community Room)

Commissioners Absent: Maree Macpherson (MM), Vincent Liscio (VL)

REM Staff: Wade Rockwood (WR)

RHA Residents: Nancy Higgins, Krisann Benson

A motion to approve RHA Regular Meeting Minutes from April 3, 2024, with a date change, was made by Mr. Janerico and seconded by Ms. Hebert, all present approved.

A motion to approve Management Report was made by Mr. Janerico and seconded by Mr. Baird. all present approved.

A motion to approve Tenant Commissioner Report was made by Mr. Janerico and seconded by Mr. Baird, all present approved.

A motion to adjourn the RHA Meeting was made by Mr. Baird and seconded by Mr. Janerico, all present approved.

Ms. Hebert, acting Chair tonight, began the meeting at 7:04PM by reading our Mission Statement. She then asked for a motion to approve the Meeting Minutes of April 3, 2024, which occurred.

Management Report: Excellent occupancy report showing 98% with minimal vacancies for all developments. Focus on delinquencies continues. While there was a significant decrease in overall aging for all developments,

this was due to the fact that there were court stipulated payment agreements put into place. As of now, there are six residents who are involved in legal proceedings of various types – court stipulated agreements and 3 have been issued notices to quit and are moving forward with the necessary legal steps. Management continues to look for ways to assist those in arrears. Maintenance completed over 60 work orders in March and fortunately they were able to hire another maintenance technician to assist Doug. Recert packages are being returned. As of today, we have 72% Ballard residents and 85% Congregate residents. Attention is being given to those residents unable to come to the office by making appointments to visit their units. Mr. Rockwood had the opportunity to meet with Mr. Joe Ternullo, Chair of the Commission on the Aging and to be introduced to Representative Keith Denning. Excellent opportunity to discuss our residents and their challenges. Ms. Hebert raised concerns over references to Affordable Housing concerns outside of our Board environment due to it taking a political stance. Some discussion ensued on this topic.

Resident Services Manager Report: Community Events and Activities – Visits from our partners Exceptional Sidekick Service Dogs, Paint & Plant, RVNA, CT Department of Mental Health & Addiction, SOAR Together to End Loneliness, Lounsbury Senior Luncheon, Aldrich Senior Museum Tour, DTC Spring Clean Up and monthly programming at Prospect Ridge and Ballard Green. Tenant Assistance & Support – Connecting residents with social services, mental health and addiction services, medical services, homecare support, financial counseling and transportation services. Maintenance & Faculty Management – Improvement to apartments for accessibility and promptly addressing maintenance issues to ensure safety and comfort. Challenges & Solutions – Transportation to events outside of Ridgefield and encouraging residents to participate. Encouraging signup for transportation while seeking vendors to come to our facilities. Also working on Ballard Green building captains which will help with engagement and communication. Future Plans & Initiatives – Having a fraud prevention program from Western CT Area on Aging, Master Wildlife Conservationists, Ridgefield Woman's Club Sip and Plant, Memorial Day activities and a volunteer fair.

Financial Update: Mr. Janerico stated that he received the March financial statements from REM and will have report in May. The Audit Report for RHA LP shows no adverse findings. LP (Boston Financial) Exit is moving along. Currently waiting for signoff of Fairfield County Bank and CHAFA to finalize.

Closing anticipated soon. REM – Rent increase information should be available for Board in the next week.

Tenant Commissioner Report: The garden at Congregate is in need of updating. The existing plants are fine, but a few new additions will make the area very pleasant. Ms. Macpherson was concerned about the cost of additional plants and Ms. Hebert suggested that the monies from the Comcast account can be considered. Ms. Macpherson also understands a new resident at Congregate is a gardener and she hopes to talk to him about at least the watering. The additional raised bed at Ballard Green has been approved. Creative Crew Club, which was in place before the pandemic, is being resurrected once again. They are involved with crafts, arts and creations. Right now, it's only Cathleen Savery and Ms. Macpherson, but they are hopeful others will become interested and join them. They meet every Monday at 2PM with snacks and refreshments provided. Bus Service – Ms. Macpherson met with Laurie Fernandez, HR Director at Town Hall. She relayed the issues being experienced with the bus driver and Ms. Fernandez was surprised and concerned to learn this. She will investigate and take action depending on what she learns. Lyme Disease is a chronic problem in our area. Ms. Macpherson suggests that a presentation be made concerning this and that testing packets available at the Town Hall Annex be acquired for distribution to all residents. Ms. Macpherson had some follow-ups: Concerning the stucco in Congregate. Mr. Rockwood heard from 4 contractors but only has 2 quotes and needs 3. No word yet on handicapped spaces, utility analysis is part of the rent analysis so we should have answers on that shortly and we will look into solar lighting at the site map. Laptops have not yet been addressed and the scooter problem will hopefully be solutioned by the cameras. Police Chief Kreitz said that if we can catch the offenders on camera, he can then have the RSO officers identify the kids to be able to speak to their parents

Old Business

Ballard Green: Mr. Rockwood has scheduled a grievance meeting with the resident concerned about the upcoming walkway updates. He believes this will not interfere with the schedule the contractor has in place.

Emergency Plan: Ask that plan be reviewed by Mr. Dick Aarons, Town's Emergency Management Director, who stated that the plan was excellent.

Cameras: According to our vendor, Open Systems, cameras have been ordered and the project scheduled for completion by April 26, 2024.

CNA: Property Management and Maintenance, continuing to work on critical items identified in the CNA assessment.

Elevator Facing: nothing to report.

Father's Club: Will see if Wayne Floegel, of the club, can have the Congregate Gazebo's roof replaced by this group.

Walk Behind Congregate Building: Will create RFP to put out for bid.

Power washing: There are 4 estimates for buildings and awning.

Recertifications: Very time consuming.

Ballard Entrance: In Ms. Macpherson's hands.

Building IDs at BG: Paint building identifiers a different color and perhaps arrows pointing toward buildings.

New Business

Meetings in May: The dates for the upcoming meetings in May were discussed in detail. The May 1st meeting will be held as per calendar and a Special Meeting will be scheduled for May 8th, which will replace the May 15th meeting. The May 15th meeting will be canceled. This is being done to meet the rent increase public comments in a timely manner.

Town Computer IDs: It is not necessary that RHA Board secure Town emails.

Public Session:

Nancy Higgins: Children are riding scooters around the complex at a fast pace - can we as residents say something to them? Not advised, can potentially put residents in an awkward position. Report to REM or police depending upon severity. REM can sort through video to assist police in locating the offender and advise their parents.

Krisann Benson: Reiterated danger caused by scooter riders and maybe put-up signs that this is Private Property. More discussion ensued and Board's position is to Report to REM or police depending upon severity. REM can sort through video to assist police in locating the offender and advise their parents.

Ms Hebert then asked for a vote to adjourn meeting at 8:06PM

RHA Minutes Respectfully submitted by Patricia Harney, Recording Secretary.

Next Meeting May 1, 2024 at 8am

Minutes available in Hardcopy at REM Office, Gilbert Street, or outside REM Office at Prospect Ridge, or with this link on Town Site.

Audio available:

<https://us06web.zoom.us/rec/share/01ZfORRdthnPNnju9RhvKjTddv0Bg89WFehPWnMxc0kk8KHHBH2F-VSaibeRaDo.3fGe8fZ8yzgmnJ3R?startTime=1713393863000>
