

**Ridgefield Housing Authority Board Meeting**  
**Approved Minutes**  
**Wednesday, June 20th, 2018 at 7:00 PM**  
**Congregate, 51 Prospect Ave, Ridgefield, CT 06877-**

---

**Commissioners Present: Jan Hebert, Vincent Liscio, Cathleen Savery and John Kukulka**

**Commissioner Absent: Frank Coyle**

**Konover Management Personnel Present: Philip Sfraga, Kimberly Henderson**

---

Ms. Hebert called the meeting to order at 7:02 PM

**Agenda items below in bold:** with discussion and Voting

**-Motion to Approve** 6-6-18 meeting **Minutes** with adjustments made by Mr. Kukulka, 2<sup>nd</sup>, Ms. Savery, approved 3-0-1 with Ms. Hebert abstaining.

**-Management Report:** by Mr. Sfraga:

Occupancy at 100%; Maintenance is underway on driveway repairs and landscaping improvements; Management updates state that LIHTC rents for Danbury Metro have increased, Congregate funding approved by State, BG approval process just beginning; Congregate flooring installation will begin after July 4<sup>th</sup> Holiday weekend.

**RSC:** focused on highlights and **thank you** to the Ridgefield Community Contributions:

- No meeting on July 4<sup>th</sup> – a holiday
- Layne Layton, and his wife, from Fairfield County Bank
- Genoa Deli/Pizza
- NCL/National Charity League
- COA/Commission on Aging~ Chris Robertson and her commissioner
- KOC/Knights of Columbus... Phil and all the K of C
- Mulvaney Plumbing thru Brandy with Larry Tobin and Lilyanna McLeave
- Non-Residents attending Gentle Chair Yoga by Marshall Ballou

All of the above donated gift cards, funds, time, supplies, volunteer time and have made a BIG difference in the lives of these wonderful residents of the RHA Ridgefield. Additional thanks goes to Cathleen Savery. Comment: The **QLIP** – Quality of Life Initiative Program led by Ms. Henderson is being quite successful.

A Motion to Accept the Management Report was made by Mr. Kukulka, 2<sup>nd</sup> by Ms. Hebert, approved by all.

**Financial Report** information by our AUDITORS was brought up by Ms. Hebert for discussion. Mr. Kukulka commented on the financial health of the organization, Developer fees, Meadows challenges and the importance of 100% occupancy to fiscal stability. No motions were made.

**Tenant Commissioner Report by Ms. Savery:**

The following items were discussed and covered: the 2<sup>nd</sup> Computer at Ballard; Netflix at Ballard and Congregate; a meeting between Ms. Savery and Mr. Sfraga in regards to Comcast; Ms. Savery also encouraged Residents to attend/support events, and discussion ensued about the Blue Chair removal/replacement, along with the TV placement at BG.

Motion to accept by Mr. Liscio, 2<sup>nd</sup> by Mr. Kukulka, approved by all.

**Old Business:** Congregate and the ongoing discussion of Front Entry Bids; BG Pavilion, walkway repairs, Concert parking, Smoking Shelters and compliance/signing of addendum.

**New Business:** Last weeks Concert parking, guard left at 7:15, problems began. Mr. Sfraga will contact Parks and Rec to speak to them. Mr. Sfraga will also look at the lease for the Alt HS to see who is responsible for repairs/upkeep.

**PUBLIC SESSION:**

**Ms. Nancy Higgins** questioned whereabouts and future of Nordik Track bike she donated.

**Ms. Penny Frederick** enlightened us to the Concert Series she has initiated and the help she needs for set up and transportation. Discussion/suggestions ensued.

**Ms. Sandy London** commented on the birds that are nesting at Congregate. Concerns.

**Ms. Barb Beaulieu** brought up ideas on bird repellents, questioned the next meeting at BG, the process of addressing issues between meetings, the Pavilion and the smoking platforms.

**Ms. Bernadette Petti** raised awareness of beautiful trees not to be taken down for structures.

**Ms. Susan Proctor** asked about adding Agenda items and discussions.

**Ms. Nancy Higgins** expressed concern about non-RHA residents traversing the property and safety.

**Ms. Margo Bacon** brought up concerns about skate boarders.

**Ms. Barbara Beaulieu** expressed thanks to the Board for actions taken in regards to traffic and to Mr. Sfraga and Doug in maintenance for all they do.

**Ms. Nancy Higgins** commented on the problem of easy access to the property by outsiders and safety issues regarding these, including the fear of young children possibly being injured by running and riding bikes/boards, etc., in the parking lots. Much discussion ensued on this subject and Ms. Hebert commented and promised the Board would look deeper into the matter.

There was a Motion to Adjourn the meeting at 9:17PM by Mr. Kukulka, 2<sup>nd</sup> by Mr. Liscio and approved by all.

Minutes Respectfully Submitted by Secretary Commissioner Vincent Liscio