

Ridgefield Housing Authority Board Meeting
Approved Minutes
Wednesday September 4, 2019 at 8:00AM
Ballard Green - 25 Gilbert Street, Ridgefield, CT06877

Commissioners Present: Frank Coyle, Vincent Liscio, Jan Hebert, John Kukulka and Elaine Freistadt.

Konover Management Personnel Present: Philip Sfraga joined 9:15 AM

The meeting was called to order by Mr. Coyle at 8:02AM

A Motion to Approve Minutes from August 21, 2019 was made by Mr. Liscio and seconded by Ms. Hebert. All approved except Ms. Hebert who abstained since she was not at the meeting.

A Motion to Adjourn Meeting was made by Ms. Hebert and seconded by Mr. Kukulka - all approved

Financial Report: Working on 2019 Spend and what the budget will be.

Old Business

Pavilion – will be completed for a total of \$40-\$50K. Moving ahead on site preparation and ADA compliant walkway (approximately \$24K). Materials have not been determined as yet. Structure between 2 vendors and Mr. Coyle and Mr. Liscio will visit to determine which vendor meets our requirements. Also hopeful vendor will agree to do building permits and other details. Don Sturges remains as advisor.

Congregate Entrance – underway and looking good – stairway has been plugged and area backfilled.

Tree on road by Firehouse – Victoria Gate – Acting Warden suggests that tree needs to come down and Victoria Gate will pay for it per Dolores York. Maybe Condo Association will pay. Looking at all trees and determining what path they will take and whether to cut down several trees, that one large tree or just the branch. Appears to be some inconsistencies and Mr. Sfraga will collect data and update.

Leases for Marine's – Nothing yet. There will be no name change without National Organization agreement. Lease presently being held up – will send follow up letter saying lease must be signed right away.

Garden Club attorney involved and wants club to maintain garage but will not cut grass or do snow removal – wants golf card removed. RHA position will keep grass cutting and trash collection but will have to speak to Parks and Rec about snow removal.

CVS Gate – Significant discussion on this topic once again. New approach included under New Business.

New Business

Since gate has failed, Board as approved the installation of a camera at Ballard on the lamp post which could cost \$2K. This, hopefully, will deter bad behavior and additionally have something to give to the police should mischief occur. Verbal agreement to do this.

Congregate Cameras – other than keying last year, there has been no reported disturbances at Congregate but Mr. Sfraga suggested there be cameras placed around the parking lot and entrances (8) which will cost about \$200/mo for 3 years and then a service contract. Verbal agreement.

Walkways and Paving – Update by Mr. Sfraga. Using asphalt and if resident has health concerns during project will move them to hotel until completed. The plan is to do cutouts throughout the property – Bldgs. A, H, Outside Office, Behind A8-B1. If you simply patch, seal and repair the job will cost approximately \$6K, however, if you include cut-outs an additional \$10K would be necessary. Discussion included drains and piping to ensure that water did not collect on walkways and job would be done correctly. Budget is \$11K and did not include drain placement and installation which would bring price to \$20K. Board agreed to do complete job including drains.

Ms. Freistadt met with residents during August and reported the following: 13 people do not now want Pavilion. There was a communication with all tenants earlier this year asking how they felt about building the Pavilion and it was overwhelmingly approved. Now the 13 involved wanted the monies for the Pavilion used for other upgrades in their units such as new stoves and floors that are not cold. There is nothing that can be done about the floors because of how building has been constructed, however, the monies for the Pavilion have been obtained by grants and it does not belong to RHA. It would have to be given back to benefactors if Pavilion not built. They also requested that the washing machines be placed higher or top loaders used. Dryers are all front loaders but when machines are replaced will look for top loaders.

They wanted to know how they could get copies of the minutes. The Town Hall Website which can be accessed by computer through the internet has the minutes posted a couple days after each meeting and a copy of the minutes can be found in the offices at Ballard and Congregate.

Several remarks about additional loading zones needed for parcel/grocery drop-off and parking space designation changes. We have only put this parking policy in effect this summer and the Board has asked for patience to see how the spaces presently designated work out. Would like to have six months of use before changes are made. All suggestions will be considered.

The above resident issues brought up a concern from a Board Member about the processes used and how much time is devoted to certain topics that appear to be brought up meeting after meeting. This means the Board is involved in day-to-day operations and not devoting their time to the Board discussions/decisions.

A plan has been in place, but will now be used exclusively for day-to-day resident concerns. The offices are open during the day and the residents should make the office aware of any/all complaints by stopping by, sending an email or making a phone call regarding such things as parking, speeding, gates, water pooling and all general operational issues. Unless the office has received a logged complaint and the resident is dissatisfied with the resolution of the complaint by the office, they will not be heard by the Board.

Additionally, the Public Session, as usual, will be listed on Meeting Minutes by the resident bringing it forward, but synopsis of issues will also be listed more formally.

Meeting Adjourned at 9:45 AM

Minutes Respectfully Submitted by Secretary Patricia Harney