

Ridgefield Housing Authority Board Meeting
Approved Minutes
Wednesday, December 1, 2021 at 8:00AM
Meeting held via Conference Call
Conference Call 351 999 3184 (no code needed)

Commissioners Present: Frank Coyle, Paul Janerico, Vincent Liscio, Jan Hebert
Commissioners not Present: John Burke
Attendees: Debra Franceschini

The meeting was called to order by Mr. Coyle at 8:00AM

A Motion to Approve Minutes from November 17, 2021, with changes, was made by Mr. Liscio and seconded by Ms. Hebert – all approved.

A Motion to Approve Minutes from Special Meeting on November 24, 2021, with updates, was made by Mr. Janerico and seconded by Mr. Liscio all approved except Ms. Hebert who abstained since she didn't attend meeting.

A Motion to Approve the 2022 RHA Meeting Calendar was made by Mr. Liscio and seconded by Mr. Janerico all approved. Calendar attached.

A Motion to Approve Holiday Token Bag for Residents – was made by Ms. Hebert and seconded by Mr. Janerico – all approved.

A Motion to Approve Financial Report was made by Ms. Hebert and seconded by Mr. Liscio – all approved.

A Motion to Adjourn was made by Mr. Liscio and seconded by Mr. Janerico – All approved

Added Points on November 17 Meeting Notes

Added under New Business – regarding Affordable Housing. RHA is currently providing project input based on previous project experience.

Changed in Financial – Mr. Janerico stated that Mr. Williamson would check finance charges for Mr. Liscio and advise.

Added Points on November 24 Meeting Notes

Ms. Hebert asked what the major budget focus was. Budget will reflect lower vacancies next year and number of capital expenditures higher next year with a few more added to original list, i.e., Congregate siding and roofing on generator building. There will be extensive capital spending.

Financial Report – Write offs on receivables expected to be \$16K in 2021. Recommend budget items go out to bid such as landscaping and this should be a practice going forward. Konover was challenged to focus on vacancies/late rent payments.

2022 Schedule for RHA Meetings

All months will have two meetings with the exception of July and August, which will have one each month. However, schedule can be updated at any time as needed. The first 3 months of the year the meetings will be held on conference calls and hopefully will resume in person in the Spring.

Old Business

Robo Calls – Mr. Liscio asked about status of Robo Calls and that will be followed with Ms. Palmer.

Doug Backup – Will follow to formalize back-up support.

Holiday Party- There will not be a Holiday Party this year, but Ms. Hebert suggested holiday cards be sent. Mr. Liscio liked the idea and thought a small token package might be considered. Mr. Coyle agreed

and asked Ms. Hebert and Mr. Liscio confer and work up something for all residents but keep it under \$1K that party would have cost. He thought something different might be considered for General and Meadows. There are approximately 150 units and Mr. Janerico would reimburse from RHA funds.

Ms. Hebert had questions concerning a letter from Dave Goldenberg that the board had not seen. RHA will continue to support the Affordable Housing Committee in *an advisable role**. The town will decide who will manage any additional properties if they are approved.

New Business - None

The meeting was adjourned by Mr. Coyle at 9:10AM

Minutes Respectfully Submitted by Recording Secretary Patricia Harney