

**Arlington Housing Authority
Regular Meeting**

Minutes

July 15, 2020 at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:03 P.M. by Mr. Mitropoulos.

Roll Call

Present: Richard Murray, Nicholas Mitropoulos,
Gaar Talanian, Brian Connor and
Joanne Preston

Absent:

Also Present: John J. Griffin, Executive Director
John Greco, Attorney

Notice to Town Clerk

Notice of this meeting was delivered electronically on July 10, 2020 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Appointments

Local Tenants Organizations

Pamela Hauser, President of Winslow Towers, said that there is situation in the building. The problem is with bedbugs. She hopes it will be taken care of

Mr. Griffin said there was a tenant in the building that had bedbugs and the fire department had to come out a couple of times because the tenant had fallen. After they left the fire department came down with them. Mr. Griffin said that we are having General Environmental Services come out to take care of it. He said there is a large dryer for the purpose of bedbugs.

Mr. Griffin said that the staff are talking to the Tenant Presidents.

Pamela Hauser said she gets about 30 tenants at the meetings. She said that some tenants are meeting with her on a one on one basis.

Mr. Mitropoulos asked if they had any ideas to implement it. We will bring it up at the next meeting. First concern is safety and the next is meeting with the tenants.

VOTED

Upon a motion made by Mrs. Preston and seconded by Mr. Murray it was unanimously voted to have Mrs. Preston research various ways to keep in touch with the tenants during Covid-19.

| | <u>Yes</u> | <u>No</u> |
|----------------------|------------|-----------|
| Richard Murray | X | |
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Joanne Preston | X | |

General Public

Marion King wanted to thank the Board for the information on the Annual Report. She would like to know ahead of time so she could go over the Annual Plan.

Mr. Griffin said they are posted in the buildings.

Pamela Hauser said there is a computer in every Community Room.

Mr. Greco said we should not give it to every tenant.

Mr. Griffin said a copy was given to the Presidents to discuss with the tenants.

John Ward said that about a month ago he made a request about the thermostat exchange and to review his personal file.

Mr. Griffin said the maintenance staff replaced the thermostats.

John Ward wanted to know the cost of the thermostats and said that they were replaced by cheaper ones.

Mrs. Preston wanted to know why they were replaced by cheaper ones.

Mr. Mitropoulos asked if we could address the issue of John Ward's file outside of the meeting.

Mr. Griffin said that we will give him his file.

Mr. Mitropoulos asked if Mr. Griffin will do this.

Ellen Leigh who lives at Cusack said they have a nice patio. She said that one of the umbrellas broke.

Mr. Griffin said there are many people using the patio. How many tables have umbrellas?

Ellen Leigh said the people need shade.

Mr. Griffin will get more umbrellas.

Ellen Leigh wanted to know if they could have cushions for the benches.

Mr. Mitropoulos asked if we would get the umbrellas.

Mr. Griffin said yes.

Mr. Mitropoulos said that we will take care of this.

Ellen Leigh is concerned about Energy Efficiency. Is there any smart energy plans? The heat pump can have heating and air conditioning. She asked what kind of heating is at Cusack.

Mr. Griffin said gas. We replaced the boilers last year.

Ellen Leigh asked if that is what is creating smoke.

Mr. Griffin said that it is exhaust.

Ellen Leigh asked if there is duct work.

Mr. Griffin said no.

Ellen Leigh asked if there could be dishwashers for the apartments. She also asked if Cusack could have the windows replace in the Building.

Mr. Griffin said we replaced the windows but not in the apartments.

Mr. Griffin said that it will be a while before these windows will be replaced.

Marian Donovan said that the Arlington Housing Authority has done an extraordinary job.

Mr. Mitropoulos said we are doing our best at this time.

Annual Plan Hearing

Mr. Griffin explained what the Annual Plan is.

Mr. Griffin said that we take questions and comments and include them in the plan and then we send it back to the Board for a vote.

Mr. Murray wanted to know if the timeline was thirty days.

Mr. Griffin said yes. He said that we received comments from Susan Hagel from Legal Services.

Pamela Hauser said formula funding. What is sliding door.

Mr. Griffin said we are looking for a sliding door. He also said that we are doing over the ramp.

Pamela Hauser asked if we could have a speed bump put in the parking lot.

Mr. Mitropoulos asked if this was a recommendation.

Mrs. Preston said that there is \$4,200.00 under Tenant Association that was not spent. She wanted to know why none of it spent and are we putting it to next year.

Mr. Griffin said the Tenants Association would have parties and dinners. He explained what the Tenant Association is. We are only required to give \$6.00 per unit. The Board gives \$4,500.00 to \$5,000.00 as year. We have been doing this for thirty years.

Sheri Baron wanted to know what the total Budget is for the year.

Mr. Griffin said the State is 4 million a year and the Federal is 6 million.

Mr. Griffin explained the Capital Improvement Plan.

Pat Dunleavy if we could do a cut out of the tubs. People are getting older and it is difficult for them to get in and out.

Mr. Griffin said that we have done some.

Marion King said that she did not see windows at Menotomy Manor.

Mr. Mitropoulos said it is not in the Budget.

Mr. Griffin said it is not in the Budget.

Mr. Mitropoulos said we have limited funding. We must set priorities.

Marion King wanted to know if we could put it on a list.

Mr. Mitropoulos said yes.

VOTED

Upon a motion made by Mr. Murray and seconded by Mrs. Preston it was unanimously voted in favor to accept the comments and close the Annual Plan Hearing.

| | <u>Yes</u> | <u>No</u> |
|----------------------|------------|-----------|
| Richard Murray | X | |
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Joanne Preston | X | |

Approval of Minutes of June 24, 2020 Remote Meeting

VOTED

Upon a motion made by Mr. Murray and seconded by Mr. Talanian is was unanimously voted in favor to approve the Minutes of June 24, 2020 Remote Meeting.

| | <u>Yes</u> | <u>No</u> |
|----------------------|------------|-----------|
| Richard Murray | X | |
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Joanne Preston | X | |

Community Bulletin Board Posting

Mrs. Preston said that the Arlington Housing Authority must be on the Town Web page community calendar. She wanted to know how we get this from John's office to the right person to post it on the community calendar.

Mr. Greco said we do not know. What did the Town vote? Can Mr. Griffin access that website?

Mr. Mitropoulos said that we should do this. He asked who we should send it to. He said Mr. Griffin will take care of this.

Mr. Greco asked how should the posting be done?

Mr. Mitropoulos thanked everyone for coming to the Board Meeting.

Adjourn

VOTED

Upon a motion made by Mr. Murray and seconded by Mr. Talanian is was unanimously voted in favor to adjourn the meeting.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Richard Murray | X | |
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Joanne Preston | X | |

The next Board Meeting is August 19, 2020 at 7:00 PM.