

Minutes of Monthly Meeting on December 12, 2023

Tuesday-7:00 PM

49 Tremko Lane, Ashford, CT 06278

1. Roll Call: Chairman Dennis Poitras called the meeting to order at 7:00 pm. Commissioners Ann Phillips, Bill Kerensky and Sandy Labrecque were present.

Public present: Holly Hensel, Carol Olsen, Marie Heaney, Frances Horilla

Staff Present: Jessica Miller

2. Minutes: The Minutes of the Monthly Meeting of November 14, 2023 were reviewed.

MOTION: Ms. Phillips made the motion to approve the November minutes.

SECOND: Ms. Labrecque seconded the motion.

VOTE: All in favor

3. Director's Report: Ms. Miller reported the following updates:

The disconnect switch was installed for solar panels.

Getting quotes for the chimney repair and service for generator.

Capital Needs Assessment was completed. Ms. Miller sent report to Commissioners; will review in detail at a later date.

AHA staff met with Ashford Senior Center Director, the First Selectman and Ashford Social Services to discuss improving communication between agencies and working together since we all serve the same population. We will continue to meet on a monthly basis.

4. Budget Report: The monthly budget report for November was reviewed.

MOTION: Mr. Kerensky made the motion to approve the November budget report.

SECOND: Ms. Labrecque seconded the motion

VOTE: All in favor

5. Ashford Housing Development Corp: The board met in November. We discussed program development and costs. Ms. Miller will create a strategic plan, fundraising plan and marketing plan for 2024 to be reviewed at the January meeting.

6. Moderate Rehab Project: The commission discussed the proposals from the development consultants. While both were very qualified, Housing Enterprises was selected to be the consultant for the rehab project.

MOTION: Mr. Kerensky made the motion to select Housing Enterprises as the Development consultant.

SECOND: Ms. Labrecque seconded the motion.

VOTE: All in favor

The Architect proposals were distributed to the Commissioners. We will meet on December 27th to review proposals with Housing Enterprises.

7. Old Business: The insurance evaluation is complete. All requested documents have been submitted to the insurance company.

8. New Business: Under Title I of the American Disabilities Act, AHA must offer reasonable accommodations to applicants, residents and employees. Ms. Miller discussed the shortage of designated parking spots to satisfy accommodation requests. This may become an issue in the future and options should be considered. Mr. Kerensky stated that this could be addressed as part of the rehab project.

9. Public Access: Carol Olsen asked about heat pumps for the units. Ms. Miller stated there may be updates to the heating/cooling system but right now it is too early to discuss what those options might be. As we move forward with the project, information will routinely be provided to residents with lots of opportunities to discuss the proposed changes to the units and building.

10. Adjournment: Meeting was adjourned at 7:41 pm.

MOTION: Ms. Labrecque made the motion to adjourn.

SECOND: Mr. Kerensky seconded the motion.

VOTE: All in favor

Respectfully submitted by
Jessica Miller

