

The Webster Housing Authority held its regular monthly meeting June 2, 2021, which was rescheduled from Monday May 24, 2021 due to the large number of unexpected in-person guests. The meeting was held in the larger community building at 19 Golden Heights, Webster. The meeting was called to order at 5:35 pm and Chairman announced the meeting was being recorded through the GotoMeeting app.

- I. *Roll Call* Upon roll call, the following members were present David DuPont, Douglas Babcock, William Herra, Peter Luchina and James Avery. Also present: Paula Mayville, Executive Director, Tracie Pollier, Ronald Keogh and twenty four residents
- II. *Minutes* William Herra made a motion to accept the minutes from 4/26/2021 as presented. Motion seconded by Douglas Babcock. All other members were in favor.
- III. *Executive Director's Report* The chairman noted that the board would be taking the Personal Property agenda item out of order, since many residents were present to participate
 1. Personal Property Police discussion held at end of meeting
 2. Modernization Report: Paula reported that the heat pump installation at GH1 is nearing completion. Contractors are working in the last residential building now, and will end their work with community building FRG Contractors still have one submittal outstanding. Upon receipt, they will propose a schedule for next phase of GH2 bathrooms. Paula provided correspondence regarding after-market lift rails to improve the operation of GH1 Phase One windows. DHCD is addressing the problem with Pella as it impacts all future modernization projects. DHCD will fund the retrofit and WHA maintenance will install in-house. Pella windows will not be used on any future phases.
 3. Answering Service Update: Paula is working with Spy Systems to increase and service the current security cameras. Upon completion of that phase, Spy Systems will install the telephone portion of the project with auto attendant, voicemail, voice to email, and call forwarding, all allowing the elimination of Executel answering service.

site for two hours minimum pay, the repair should be made during that two hours of paid time rather than advising tenant "someone will come in the morning during regular hours". Board acknowledged the challenges of resident who call insisting on after-hours visits for non emergency repairs. Finally, dress code was being debated between WHA and Union: WHA proposes prohibiting shorts for maintenance workers. Board will postpone a vote on agreement until they receive the hard copy in-hand for review.

2. *Given the need to advertise job openings on an electronic platform like monster/indeed with a credit card required to contract those services, board voted last month to obtain credit card from Webster Five with 2,500 limit. Paula spoke with Webster Five, who reported past difficulties with their outside vendor servicing housing authorities. VP Jane Cullen recommended the Authority obtain a debit card, with \$2500 limit. This option still allows mechanism to report expenditures to board monthly. Douglas Babcock made a motion to approve acquisition of Webster Five debit card with \$2.500 limit and have the Chair and Vice Chair sign authorizing paperwork. Motion seconded by William Herra, all members in favor.*
3. After this item, Chair entertained Personal Property Policy discussion, which appeared earlier on agenda. Chairman noted the Board would not discuss or address individual circumstances due to pending litigation, but would discuss the policy itself as residents addressed concerns only after the policy was implemented this Spring. Chairman advised the audience be silent and respectful while the topic was discussed; approximately nine residents asked to speak. Board members spoke on the topic first followed by residents in a debate that was often contentious and counter-productive. Residents who spoke were advised not to disclose their personal medical information and included: Vanessa Walker, Mary Anctil, Mary Kenney, Frank Stefanik, Wendy Lahey, Joyce Newell, Rita Burns, Jack Walker, Rhea Parker, Susan Smichinski and Teresa Raymond. In this discussion Chairman advised the Board was not discussing the tenant organization structure or operation while debating the pros/cons of the personal property policy. Chairman noted that commissioners discussed the policy at several meetings before finally voting in the policy in October 2020. Bill Herra noted, and Rhea Parker verified, the policy was introduced in the monthly newsletter and reviewed or discussed at three LTO meetings before the policy was approved and adopted; residents expressing concerns now did participate those meetings. Former GHTO president

all suggestions were rejected. Board members reiterated that it was not prohibiting residents from sitting outside, gathering and socializing, just asking that individual chairs do not remain outside when not in use. Attendee Carol Anderson, who introduced herself as an “elder advocate” advised the residents to seek relief by reporting Elder Abuse and continued. Chairman entertained a motion from members to change the policy, and received none so policy remained in place. Chairman noted that ongoing civil and respectful conversations may result revisiting the policy

- VII. *Other Business* unknown at time of posting: none
- VIII. *Bills and Listing* Checks were signed and registers reviewed at beginning of meeting.
- IX. *Annual Reorganization had been tabled due to vacancies on the board and town elections made reorganization difficult. Douglas Babcock moved to table to a future in-person meeting. Motion seconded by Peter Luchina, all in favor*
- X. *Adjourn* With the next regular meeting scheduled for Monday June 28, William Herra made a motion to adjourn at 633pm. Motion seconded by Peter Luchina; all members in favor.

Respectfully Submitted (Attest)

Paula Mayville, Executive Director