

The **REGULAR** meeting of the LHA was held on Tuesday, March 10, 2020 at 4:30 p.m. at The Curtis, 6 Main Street.

The meeting was called to order by Chairman, L. Messina at 4:30 p.m.

1. Roll Call: Present – L. Messina, Chairman, C. May, V. Chairman/State Appointee, D. Kirby, Treasurer, T. Sorrentino (by phone), Member, D. Prew, Member, B. Heaphy, Executive Director, J. Mercer

Absent – none

- a. **Tenant Forum:** No requests.
- b. **Minutes:** Motion made by D. Kirby, seconded by D. Prew to approve the minutes of the February 11, 2020 meeting. All members voted in favor.
- c. **Curtis Commercial Space:**

J. Mercer reported there had been a leak in the yoga studio through the ceiling track lights. It came from one of the apartments where a water purifier in the shower had been installed incorrectly. Water was spraying against the wall, dripping down behind the tub on second floor. Barbara spoke with the tenant who agreed she was at fault and responsible for the damage to the yoga studio. Jim got a price on the Pharmacy door replacement at \$20,000. He also suggested possible heated sidewalks at the entrance to the pharmacy. Jim will get prices.

Commercial bathrooms will be cleaned twice a week due to the Corona Virus.
- d. **Accounts Payable:**

Barbara reported that as of January 31, 2020, 689 balance is \$68,980.92. 4001 balance is \$109,011.24. Commercial balance is \$101,520.35. Commercial savings is \$60,381.27.
- e. **Old Business:**

Vacancies – There are no vacancies  
All but one rent is paid. Tenant has been making partial monthly payments as per repayment agreement.

Waitlists – 485 elderly- 22 local, 23 veterans, 5 local/veterans. 1213 families - 6 local.  
There are around 176 family applicants that don't qualify here because there are only two and three bedroom apartments.  
All but one rent is paid. Tenant has been making partial monthly payments as per repayment agreement.

Building Property Maintenance – The Curtis parking lot project went out to bid again. One contractor came to the walk through. Work estimate cost is \$110,000.  
The area between the two family buildings could be fixed up and made into a Playground. Thelma's Little Fund has some available funding and might be able to help Out. Barbara will submit a cost proposal after getting swing set prices from Home Depot. Board mentioned different banks like Greylock or Berkshire Bank might Volunteer to help build a swing set as would the organization UNICO. T. Sorrentino Will email the information to Barbara. Board also sees elder tenants' needs. One Project would be to fix up the Patio at Turnure Terrace: new patio furniture. Barbara Will see how much funding is available.  
To help build a swing set as would the organization UNICO. T. Sorrentino will email with

Information to Barbara. The elderly tenants have needs as well. The patio furniture at Turnure Terrace could be replaced. Barbara will check on how much funding is Available.

Town of Lenox – RFP Cell antenna project was sent to Gwen Miller to put out to bid. We are changing phone lines in office and internet to Spectrum so we will be able to Get WIFI.

**New Business:**

DHCD awarded Gt. Barrington, Lee, Lenox and Stockbridge Housing Authorities \$50,000 For a Resident Service Coordinator.

**Adjournment:**

Motion made by C. May, seconded by D. Kirby to adjourn at 5:17 p.m. All Members voted in favor.

Next meeting - Tuesday, April 14<sup>th</sup>

Respectfully Submitted,

Barbara Heaphy  
- Secretary/Executive Director