

Housing Authority of the Town of Windsor
Board of Commissioners
Special Meeting
August 18, 2021, 3:00 p.m.
Community Room, Fitch Court Apartments and Zoom
UNAPPROVED MINUTES

Commissioner Gutcheon, Chair, called the meeting to order at 3:10 p.m.

1. Roll Call

Commissioners present: Engelmann, Gutcheon, Jaamal, Mack

Commissioners absent: McKay (excused)

2. Public Comment and Written Communications

No written communications.

Vicky Arnesen recounted being visited by a WHA staff member and a state contractor. She believes she is being picked on for not being in a wheelchair and for being white.

Steve Chambers discussed the transfer fee for unit upgrades. He does not see that fee in the tenants' handbook or the lease.

Joan Sullivan asked about the security deposits being charged.

Debra Fontaine described how she was given the wrong keys on move-in and the comedy of errors which ensued when she reported the problem. She said that some people are allowed to break community rules and others are held to strict account. She thinks she is the victim of racism.

Archie Butler said he had to pay a third party to cut weeds outside his window about two weeks ago.

Doris Butler is a longtime resident of Fitch Court. She has never experienced racism here.

Billy Barton wanted to know the status of his renter's rebate application. He hasn't heard anything since he applied.

Brian Smith says the Executive Director doesn't care about the tenants and he accepts substandard performance from WHA employees. The weeds at Mill Brook are eight feet tall. The monthly meetings with RSC staff accomplish nothing.

3. Report of Tenant Commissioner

Commissioner Jaamal answered some of the questions from public comment, including about the renter's rebate process.

Mr. Jaamal reported that four residents had wanted to upgrade from efficiencies to one-bedrooms, but now they don't want to because of the \$500 fee. He asked the Executive Director why there was a fee charged and where the money goes. Promises were made but not kept.

By unanimous consent, the Board added agenda item 8a: resolution regarding unit transfer fees.

To add agenda item 8a: resolution regarding unit transfer fees.	Aye: Engelmann, Gutcheon, Jaamal, Mack.
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Mr. Jaamal asked about robocalls and communication with tenants. Executive Director Robert Cappelletti talked about building trusted channels of communication and what has been done so far.

4. Approval of Minutes

a. July 21, 2021

There were no additions or corrections. The minutes were approved by unanimous consent.

To approve the minutes of July 21, 2021	Aye: Engelmann, Gutcheon, Jaamal, Mack.
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5. Chair's Report

The chair discussed allegations of anti-white racism made by the public. Extraordinary claims require extraordinary evidence. When made recklessly, they just create more hurt.

The chair recognized Commissioner Engelmann for the purpose of responding to concerns raised in public comment. After, he described the reports and data now being provided to the Board in compliance with resolution 2021-01, and the difference it makes to the commissioners in performing their oversight duty.

6. Financial Report

CFO Hayley Fetrow gave a summary of the agency's financials for July. The 2020 audit is not yet complete.

7. Management Reports

Mr. Cappelletti responded to questions and concerns raised in public comment. He walked the Board through his written report and answered many questions from the Board.

8. New Business

a. Resolution Regarding Unit Transfer Fees

The chair introduced the following resolution as #2021-14, based on his gleanings of the consensus of the Board and with input from Mr. Cappelletti:

Resolved, that as of August 18, 2021 and notwithstanding any policy to the contrary, tenants eligible for relocation in connection with the Millbrook Village rehabilitation project may move from a studio to a one bedroom unit, or to accomplish any reasonable accomodation, without paying a transfer fee.

Mr. Jaamal moved approval of the resolution; Ms. Engelmann seconded.

To approve resolution 2021-14	Aye: Engelmann, Gutcheon, Jaamal, Mack.
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9. Old Business

None.

10. Other Items of Interest

None.

11. Adjournment

With no further business, the meeting adjourned at 5:05 p.m..