

Housing Authority of the Town of Windsor
Board of Commissioners
Regular Meeting
Wednesday, November 17, 2021 at 3:00 p.m.
Community Room, Fitch Court Apartments
UNAPPROVED MINUTES

Commissioner Gutcheon, Chair, called the meeting to order at 3:05 p.m.

1. Roll Call

Commissioners present: Engelmann, Freeman, Gutcheon, Jaamal
Commissioners absent: McKay

2. Public Comment and Written Communications

The Board received several letters and petitions regarding a proposed rent increase and regarding a resident's request for ADA accommodations.

The following members of the public spoke:

Andrew McAllister
Vicky Arnesen
Billy Barton
Debra Fontaine
Yolanda Carrera
Steve Chambers
Brian Smith

3. Approval of Minutes

a. October 20, 2021

The Board did not receive the unapproved minutes in time to approve them.

4. Report of Tenant Commissioner

Commissioner Jaamal answered some of the questions from public comment and reported on happenings on WHA properties. He criticized poor communication about unit transfers at Millbrook Village. He discussed the Millbrook Community room and issues with the generator. He asked about the specific services that would be provided under our contract for snow removal and emphasized the importance of providing pavement salt for residents.

5. Chair's Report

The chair expressed his excitement and gratitude for the Windsor Town Council funding a geotechnical survey at Fitch Court to evaluate the groundwater issues, and for its openness to using federal ARPA funds to help with the resulting work.

The chair asked other commissioners for their comments. Commissioner Freeman raised the importance of open and timely communication, including reports to the Board as well as from management to

tenants. He is not entirely satisfied with what he has seen so far. Commissioner Engelmann agreed and said that most of the residents' issues involve inadequate communication and this must be addressed.

6. Financial Report

CFO Hayley Fetrow gave a summary of the agency's financials for September.

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

None.

9. Old Business

None.

10. Other Items of Interest

None.

11. Adjournment

With no further business, the meeting adjourned at 4:45 p.m.