

Housing Authority
of the
Town of Exeter
277 Water Street
Exeter, NH 03833-1719
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M I N U T E S
Board of Commissioners Meeting
Thursday, May 5, 2011 – 1:00 p. m.
Community Room, 277 Water Street
Exeter, NH 03833

1. Roll Call - The roll call was taken. Present at the meeting were:

Acting Chair Person	Barbara Chapman
Commissioner	George St. Amour
Commissioner	Renee O'Barton
Executive Director	Vernon Sherman
Deputy Director	Tony Teixeira
Secretary	Claire Purple

2. Approval of the Minutes of April 14, 2011 – Commissioner St. Amour made a motion to approve these minutes, seconded by Commissioner O'Barton and the vote was 3 ayes, 0 nays.

3. Deputy Director Maintenance Report – Mr. Teixeira reported to the Board that the Maintenance Department has worked on the following projects over the past three (3) weeks:

- a. Turned over a four-bedroom unit at Linden Fields. The new family moved in last week.
- b. Replaced the deck on our landscape trailer. The decking was unsafe to transport. This item has been completed.
- c. Finish up our spring clean up/replaced several irrigation sprinkler heads that were damaged over the winter.
- d. Fertilized lawns and cut for the first time last week.
- e. Gazebo has been cleaned up.

Updates:

New pick up was ordered on April 15 and should arrive mid July.

Unitil Grant for the Replacement of Thermostats:

00555 We want to rule out any potential issues with the new thermostats so five (5) arrived yesterday and were installed in an apartment. If all goes well we will order the balance and have them installed once they arrive. Until will have 5-6 electricians do this work.

The Maintenance Committee will meet on May 26 and will be walking the buildings and grounds.

Commissioner O'Barton asked if the tenants were responsible for their heat, water and sewer bills. Mr. Sherman responded that the tenants pay their electric bills and we pay water and sewer.

4. NERC-NAHRO Annual Conference – VT – June 25-29, 2011 - Mr. Sherman reported that this conference will be held at the Equinox in Vermont June 25 through 29, 2011. Mr. Sherman is on the Board of Directors for the New England Regional and spoke of the classes that will be held during the Conference. On Sunday, June 26, 2011 there will be an all-day class held on Ethics for Commissioners. Mr. Sherman asked if any of the Board members were interested in attending. If they were to let him know and the costs would be covered by the Exeter Housing Authority.

5. 10-Minute Audience Participation – There were a couple of Maintenance issues mentioned that Mr. Teixeira will look into.

6. Executive Director Report – Mr. Sherman reported that financials are looking good. \$11,606 surplus is being projected after six (6) months.

Utilities will be going down except water and rents are down \$4,000.00 from what was projected. The reason for the drop in rents is Social Security remained the same and people are putting in more medical expenses.

Commissioner O'Barton asked about the status of the work to the entryway of the Exeter Housing Authority at 277 Water Street. Mr. Sherman replied that we are waiting to hear from the town regarding their start date. The town is hoping to sit down in the next week or two to finalize some dates.

Commissioner O'Barton asked if there was any impact to the residents regarding the traffic change. Mr. Sherman replied that very few residents drove on the highway.

As there was no further business the meeting adjourned at 1:20 p. m.

Respectfully submitted,



Vernon R. Sherman
Executive Director



Barbara Chapman
Acting Chair Person