

**Housing Authority
of the
Town of Exeter
277 Water Street
Exeter, NH 03833-1719
(603)778-8110 or (603)778-1479
FAX: (603)772-6433**

**M I N U T E S
Board of Commissioners Special Meeting
Thursday, April 5, 2012 – 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 March 8, 2012 – Commissioner George St. Amour made a motion to approve these minutes, seconded by Commissioner Renee O'Barton and the vote was 3 ayes, 0 nays.

3. Approval of Washer-Dryer Contract – Mr. Teixeira reported that EHA is not expending money by providing Mac-Gray space for their washers and dryers. Our existing contract with this company runs to 1/1/2013. This company provides laundry equipment for 250 housing authorities in New England.

Mr. Sherman commented that this contract originally was not bid to just one provider. Mac-Gray provides a 24-hours call service department, they cover all of New England and there is a contract in force with them at the present time and we should allow them to put in new washers and dryers as we approached them about the new washers and dryers and allow them to extend the contract.

Commissioner O'Barton stated because we are in the middle of a contract with Mac-Gray and we approached them, she did not have a problem of going forward with it and it is not costing us anything to put them in. Commissioner O'Barton made a motion to extend our contract with Mac-Gray with new washers and dryers, seconded by Commissioner St. Amour and the vote was 3 ayes 0 nays.

Acting Chair Person Chapman asked if Mac-Gray had given us a time table as to when these new machines will be installed. Mr. Teixeira felt it would be four (4) to five (5) weeks and the installation time would be one (1) day.

Mr. Teixeira will put out a memo and will attend the next Tenants Council meeting to let tenants know what is happening. There will be a barrel made available that tenants can use to throw out their old detergents if they are not the high efficiency variety.

4. Maintenance Report – Mr. Teixeira reported that the entryway project is complete, was very successful and it looks great.

The Community Action Project takes place on April 25 when 25-30 Phillips Exeter Academy students come to help with landscaping duties for two (2) to three (3) hours.

Mr. Sherman reported that the town sewer project is on hold. He received an email that stated that the contractor will not be able to pump as much water as they wanted to per minute. We have not received a start date.

5. 10-Minute Audience Participation – A tenant asked if the cost will be more expensive with the new washers and dryers. Mr. Teixeira answered the costs will be the same. Commissioner St. Amour commented that these washers and dryers will do a better job. You will use less detergent and the drying time will be less. Mr. Teixeira said you can put more clothing into a front loader.

A tenant asked if we knew when the work would begin on the culverts. Commissioner O'Barton responded that bids have been received and the work should be complete by June which would allow the roads to reopen. The street will be raised to avoid flooding.

6. Executive Directors Report – Public Housing - The financial report through month five (February) shows we are running a profit of \$51,000 from 10/1/2011 through 2/29/2012. Our projected profit for this time period was \$21,000. Next month will reflect the new rents which became effective on March 1st.

Section Eight – Section Eight is showing a loss of \$24,665. We started out the fiscal year (October) with 159 vouchers out of a total of 169. We are only paid for the number of vouchers we have in force. We now have 173 in force. The average for the entire fiscal year will come out between 167-169. The money allotment will be very close to being entirely spent.

There was a motion made by Acting Chair Person Chapman to go into 91-A:3 Nonpublic Session at 1:25 p. m.

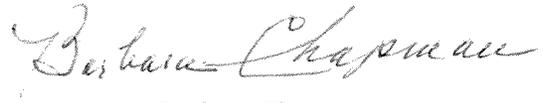
The Board of Commissioners came out of Nonpublic Session at 1:50 p. m. and the minutes were sealed.

As there was no further business Acting Chair Person Chapman adjourned the meeting.

Respectfully submitted,



Vernon R. Sherman
Executive Director



Barbara Chapman
Acting Chair Person