

ST. GERMAIN HOUSING AUTHORITY

MINUTES – August 10, 2022

1. Call to order & roll call: Chair Sue Kessro called the meeting to order at 9:00 AM. Present were Sue Kessro, Marv Anderson, Cookie Lough, , Jason Gruett, Marion Janssen. And Carolyn Brink.
2. Open Meeting Verification: Kessro reported that the agenda was posted in 3 locations
3. Approval of minutes: Anderson made motion to approve the minutes from the May 11, 2022, meeting, 2nd by Brink, motion passed.
4. Public Comment: Four residents of the apartments were in attendance, Peggy Heller, Judy Zacher, Carmella Bernsteen and Rose Buso.

Peggy Heller informed the authority that the back door in building 3 was not locking properly and a portion of the walkway is only ground. Gruett will working on the door and he waiting for his order of concrete to repair the walkway.

Judy Zacher was concerned about the smoking ban. She states that people smoke in the back of the building and smoke enters her apartment.

Carmella Bernsteen had questions about the upgrade to her bath tub, she thought she had to pay for the upgrade. Gruett told Carmela that the upgrade was paid for by the Authority. Her other concern was that she continues to believe that someone is entering her apartment. Gruett said that all concerns should be directed to the Vilas County Sherriff's Department.

Rose Buso was concerned about the amount of dog waste in the backyard of building 3.

5. Financial report:
 - a. Jason Gruett reviewed the quarterly financial report and the 2022 budget with the Authority members.
 - b. Reserve Requests/Capital Improvements: Gruett updated the authority that the water heater was replaced in building 1 and that the water softener systems have been updated. The water pressure tanks will need to be replaced in Buildings 2 & 3.
6. Management/Caretaker report.
 - a. Occupancy: Buildings will be at full occupancy in the next month.
 - b. Resident Concerns: Concerns were addressed under public comment
 - c. Groundskeeping: No Updates.
7. Items for the Authority to discuss or act upon:
 - a. Lough updated the authority that the ARDC is purchasing 2 trishaw bikes. Next year they will be available at the apartments for occasionally use.
 - b. Review Website: Discussion of updates to website.
 - c. Review of Section 2 of Bylaws: Anderson went over some updates for the bylaws. Tabled until next meeting.
 - d. Water Systems Update: Reviewed until Capital Improvements
 - e. Reappointment of Director: Sue Kessro term was not expiring. No director needs reappointment in 2022.

8. Items for next agenda:
 - a. Review of section 2 of the bylaws (Anderson)
 - b. Verify that meeting location can be moved between buildings. Possible update to bylaws.
 - c. Review Resident Concerns from meeting of 8.10.22

9. Communications: None

10. Next regular meeting will be held on November 9, 2022 at building 3.

11. Adjournment: