

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
March 9, 2021

COMMITTEE PRESENT:

William Emsley, Chairperson
Rose Russell, Vice Chairperson
Samira Davis, Treasurer
Denise Chilton-Colon, Vice Treasurer
Laurel Heebner, Secretary
Kermitta Wiedemann
Catherine Martin
George Bowers
Jose Quinones
Michael Page

MANAGEMENT PRESENT:

John Boyle, Managing Director
Pete Croak, Maintenance Director
Rita Hrin, Office Manager
Rachel Flanagan, Administrative Assistant

CALL TO ORDER:

The Regular Meeting of Warminster Heights Home Ownership Association was called to order by William Emsley at 6:30 p.m. via Zoom.

A quorum was established.

PLEDGE OF ALLEGIANCE:

SECRETARY REPORT:

Rose Russell presented the minutes from the February 9, 2021 Board of Directors Meeting for approval.

Rose Russell asked if there are any omissions, additions, or corrections to the minutes.

A MOTION WAS MADE BY JOSE QUINONES TO ACCEPT THE FEBRUARY 9, 2021 MINUTES AS PRESENTED; SECONDED BY WILLIAM EMSLEY . MOTION CARRIED BY A VOTE OF 9-0-0

TREASURERS REPORT:

Approval of Regular Housing Bills List:

Samira Davis presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$252,307.71; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
March 9, 2021

Approval of Family Housing Bills List:

Samira Davis presented the family housing bills list for Board Approval.

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$104,116.98; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

Samira Davis presented the shared expenses from Family Housing to Regular Housing in the amount of \$130,879.53.

Samira Davis stated the Membership Equity is \$9,012.23.

WELCOME NEW MEMBERS:

No new members this month.

COMMITTEE REPORTS:

Finance/Bid:

Nothing this month

Fundraisers:

Nothing this month.

Building Rentals:

John Boyle stated there is \$12,103.50 in the fund. Kermitta Wiedemann stated there is nothing else going on this month. She will talk to cleaning crew about sanitation for when building rentals open up.

Membership Relocation:

Denise Chilton-Colon stated that the Membership/Relocation recommends the following applicants for approval.

- Belinda Pierce-2 Bedroom Regular
- Christine Barger- 1 Bedroom Regular
- Felipe Maisonet- Add- On Co-Owner 40 Adams Ave.
- Walter & Donald Hodgkins- 1 Bedroom Regular

A MOTION WAS MADE BY DENISE CHILTON-COLON TO ACCEPT THE APPROVED APPLICANTS LIST; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 8-0-1. WILLIAM EMSLEY ABSTAINED.

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
March 9, 2021

WHDC/ Auxiliary:

Nothing for this month.

Denise Chilton-Colon asked if there was any word on when the senior center would open. Annette Page stated that she is working on it and could possibly open in April with safety measures in place.

MONTHLY REPORTS:

Housing Reports:

No questions.

Maintenance Directors Reports:

Rose Russell thanked Pete and Granieri for all the hard work with the snow removal. Pete Croak said thank you and that he would pass the message on to the crew.

Family Housing Report:

Samira Davis asked how long HUD's release of information paper is good for. Catherine Martin stated a year.

Managing Directors Report:

No questions.

Solicitors Report:

William Emsley told the board to look at their email.

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED;
SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Policy committee:

Karen Mattes stated that the committee is updating the policies and asked if there were any the committee should not work on. William Emsley stated not the One Strike Policy as there is an ongoing issue in court. The Potter Street policy as well because the board needs to finalize plan.

Karen Mattes stated that policies were sent to the office for the board. Rose Russell stated that it was brought to the office and will be worked on during the boards work session.

Contractor Committee: 6/8 Knight Street is completed; job very well done.

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
March 9, 2021

20 Van Horn & 18 Yeates – contractor has started and moving along.

Relocation/New Applicants: Denise Chilton-Colon stated that letters have gone out to everyone on relocation list and the committee will be setting up another meeting.

New Business:

WILLIAM EMSLEY MADE A MOTION THAT ANY CURRENT CHILD OF A RESIDENT TO ACCEPT APPLICATION AT ANY TIME AND MOVES TO THE TOP OF THE WAITING LIST IF APPROVED. Denise Chilton-Colon asked about the copybook in office there may be a child of resident. Rita Hrin responded that she and Theresa will go through book and check if there are any child of resident listed.

Kermitta Wiedemann stated that the child should be living in unit. Rose Russell stated that on May 12, 2009 state that the policy for a child of a resident is that the child goes to the head of the waiting list, but the child must have lived here during the last two years. This is for Regular Housing only.

William Emsley stated that this will be discussed later after more information.

ROSE RUSSELL MADE A MOTION TO CAP THE COST OF A FOUR BEDROOM AT \$734 INCLUDING 6/8 KNIGHT STREET; SECONDED FOR DISCUSSION BY DENISE CHILTON-COLON.

There was a discussion by board on the vote from November 2019. William Emsley did a roll call for motion.

Roll Call:

Denise Chilton-Colon, No
Catherine Martin, No
George Bowers, Yes
Samira Davis, Yes
Jose Quinones, Yes
Rose Russell, Yes
Laurel Heebner, Yes
Kermitta Wiedemann, Yes
William Emsley, abstained

MOTION CARRIED BY A VOTE OF 6-2-1.

PUBLIC COMMENT:

Michelle Rodriguez of 4 Ross Street asked how much rehabs are costing the corporation. William Emsley stated that the price will be different. These three rehabs cost \$275,000.00. We took \$130,000 out of replacement reserve account.

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
March 9, 2021

Michelle asked how much is going to other work from the shareholders. William Emsley stated that it is hard to say. There is work that needs to get done beams, foundations, floor joists, galvanized pipes. This will be discussed for budget.

EXECUTIVE SESSION:

None

Board Comment:

Denise Chilton-Colon asked if the policies would be in the board packet beforehand. Rose Russell stated that yes you will get a copy.

Unfinished Business:

William Emsley stated that our solicitor stated that if a member asks for an Executive Session that involves a situation where work was being done and charged to resident and the resident requests to have charge removed it must be discussed in a public forum. Everyone needs to be aware of the rule.

ADJOURNMENT:

A MOTION WAS MADE BY ROSE RUSSELL TO ADJOURN THE MEETING; SECONDED BY CATHERINE MARTIN. MOTION CARRIED BY A VOTE OF 9-0-0.

Meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Rachel Flanagan
Rachel Flanagan
Administrative Assistant

Laurel Heebner
Laurel Heebner
Secretary