



WOODSTOCK HOUSING AUTHORITY

Minutes

October 18, 2023

Community Room, New Roxbury Village
60 Butts Road, Woodstock

I. Roll call and Introduction of new members:

Nancy Gale, Chair, called the meeting to order at 10 AM. Present- Nancy Gale, Elizabeth (Liz) Zimmer, Suzanne Woodward, Dorothy (Dotti) Durst, Sarah Schoppe (Deputy Director/Facility Manager), and three residents.

II. Report of Property Manager:

Sarah Schoppe, who also oversees 3 other Senior Housing facilities in the region, welcomed the two new members of the Housing Authority, and reviewed the facility size and funding sources, current and future needs, including the planned replacement of the Mini-split heat pumps in each unit are now near the end of their expected life cycles. The residents' income qualifications were specified and note made that these are not subsidized housing units; all income is from the rents, with no town financial support. The note was added that the State wants to see an annual rate increase to cover the rate of inflation/costs of living, but another philosophy is that the Housing Authority does not want to displace people whose budget cannot adapt to that increase. The CHFA is the overseer. There are 20 people on the facility's waiting list, and it is closed to new names at this time.

The three-page FY 2024 Operating Budget as well as the itemized Check Register were provided to all members, and questions answered. Revenue (\$152,308) compared to expenses (\$116,010) were detailed; funds being moved to the STIF account, Line 113, for repairs (\$36,298), were detailed as well. The PILOT (Payment in Lieu of Taxes) program was outlined.

Motion D. Durst seconded by L. Zimmer to approve the budget as presented carried unanimously.

III. Meeting dates – 2024:

Three meetings are scheduled, with others to be called as a Special Meeting if required. They will be held on the Second Wednesdays unless specified for a different day, at 10 AM at New Roxbury Village Community Room: April 24 (the fourth Wednesday), July 10 and October 9.

Motion by S. Woodward and seconded by L. Zimmer to approve the meeting calendar as discussed carried unanimously

IV. Election of Officers: L. Zimmer nominated Nancy Gale as Chair. S. Woodward nominated Liz Zimmer as Vice Chair. L. Zimmer nominated Dotti Durst as Clerk. **Motion D. Durst seconded by S. Woodward to approve the nominees as presented carried unanimously.**

V. New Business: the Housing Authority is made up of 5 people; one more will be sought.

VI. Adjournment:

Motion to adjourn L. Zimmer seconded by D. Durst at 11:22 AM carried unanimously.