

32 Byers Street , Inc.

Board of Directors Meeting

July 18, 2011

Convened at 12:02 at 32 Byers Street, The Rainville's Community Room, by Bernie Cohen, VP & Treasurer

Board Members Present were:

John Bennett, Michaelann Bewsee, Bernie Cohen , Robert Maurice, Keith Peters, Kathleen Ward,

Non-Board Members Present

Patricia McDonnel (Open Door Social Services), Rbekha Hernandez-(Home-City Housing Assistant Property Manager)

Carmen Rivera(Home City Housing Property Manager), Ron Cote(Home City Housing Property Management Director)

Absent with notice given: Wesley Carr (no \$\$ for bus)

Absent without comment: Paul Baily, Brenda Doherty, Pam Drost, Gary Winkler,

Charles Knight, present as clerk of the board.

Minutes

12:00 - Call for sign-in.

12:01 Call to order & sign-in, and then Quorum ascertained as present at 12:04PM

The meeting was called to order at 12:01 by Michaelann Bewsee , and some new faces from Home City Housing were introduced.

12:03 No written President's report. But the President told once again of her displeasure at the Board members Turnout. She noted that all the absent people said they would come to this meeting. Questions, once again about their level of commitment.

12:05 I was asked if anyone noted any errors in the May meeting that were sent out. Hearing none they were approved as they were sent via email and the yahoo Rainville "list serve".

12:09 We asked for the Property Management Report. Ron Cote, the new Property Management Director at Home City Housing started to give the report and asked if we wanted him to "flag" issues. After some discussion it was agreed in the future that we would like a paragraph or two of a synopsis to highlight what components of the report should give us cause for concern and give other evaluations.

It was noted that people who have not paid their full rent in many months are most likely on a court order to pay it back over a period of time. Hence Home City H. is monitoring this and payments being made.

We were reminded that Charlie suggested we contact the architect that designed the building's rehab. Home City Housing did contact him, but Ron Cote, Director of Property Management at Home City Housing, said before he could do much the tornado came through, destroyed his office and all files. The discussion turned to where the copies of the blueprints for the building might be. Bernie will look at his things and Michaelann at Arise. Charlie suggested we contact Paul Bailey as they have moved to a place they own and the records had been stored with them as they are the inheritors of SAC, Springfield's community Action Commission. Charlie has asked Paul at numerous times before to locate these files.

Capital Need Assessment was the next thing spoken of and Bernie will call someone to see if Austin had such a needs assessment done when we restructured things for a more equitable rental amount. Carmen said we did get a rate increase, but when asked she did not have those figures and would provide them by the August meeting. Other building items were given to the building committee to work out with H.C.H..

12:29 We asked for the Social Services Report and Patty McDonnell gave the report with figures

being similar to previous months. She did talk about the definite fact that drug dealing IS taking place in the building. Charlie mentioned that at the last Tenant's Union meeting people who do not normally come were there with complaints about strange people in the building and drug dealing going on. Tenants knew that people came to look at putting in cameras and the tenants want to know why they are not in yet. The tenants said they did not feel safe with "strangers" moving about freely in the building. The issue of cameras was to be deferred to the Building Committee, and if they approved, then it would be done. But after some discussion a motion was made by Bob Maurice and seconded by Kathleen Ward that we hire the "Eyewitness" camera people. Carmen Rivera said she had gone to see the cameras that Mr. Vargas has had the "Eyewitness" team put in his building on the corner of Spring and Frost streets and she was very impressed. What is more, she noted that if a camera became damaged "Eyewitness" has agreed to replace it at no cost to us. The vote was taken and no one was opposed. We therefore have agreed to the "Eyewitness Systems, LLC" quote and it is hoped that once these cameras are in place the drug, and other illegal activity will cease. Eyewitness Systems, LLC, is asked to install cameras, etc. as soon as possible.

12 : 49 The Board of Directors President asked for a report from the Tenant's Union. Charlies poke.

The regular person was not there but Charlie reported as current President again after a recent set of officer elections. He said that at the last Tenant's Union meeting good tenants came down and complained about hall doors not having working locks on them and strangers in the building. The question of whether we could evict a person for throwing their keys down for someone to get in with was discussed. Bernie is of the opinion that this might be an evict able offense if the safety are compromised by such actions. It was noted the good tenants had asked for cameras. Also Charlie noted that people have said that when they "sit at the desk" and write up people, nothing seems to be done about it, not even a call that the report was read. Some discussion ensued about that and it was agreed that there would be more communication with Home City Housing and the people that are "on-site" staff.

Keith noted that he had come and sometimes the man that was recently hired to be at the desk is not there, the office door is locked and he is no where to be found. Ron, Carmen and Rebekah said they would look into that and report back to the board of directors at our next meeting about the staffing/coverage issues. Michaelann asked that we discuss at the next meeting whether we want a Resident Manager there or not. She told Ron how the decision to eliminate that position was taken without consulting the President of the Board of Directors or anyone else. It was agreed that was a past thing, but she wanted new people at Home City Housing how those actions had resulted in a feeling of distrust. Ron agreed that in the future all such changes would at least be run by the Building Committee or the board President. That brought up the question of the remodeling of the former Resident Manager's apartment. That issue was deferred to the Building Committee. It was also agreed that we will have our Annual Meeting in September, on the Wednesday preceding the third Monday of that month (our Board Regular Meeting time).

12 : 59 The conclusion time was approaching and Michaelann asked if all were willing to stay 5 min. more and conclude things. All were willing and we spoke of windows needing to be repaired and Ron with get a specific language from the HAP/HUD inspector. Charlie suggested they could be installed as a unit becomes vacant. We will agree to meet the third Monday in August and third Monday in September with our Annual Meeting falling the Wednesday before the third Monday in September. Bernie and Michaelann will check for blueprints and if they can be found that will save us about \$2,000.

01 : 09 The Board stood adjured until the August meeting and the Building Committee to meet before that date with regard to other building issues. Hopefully the survey and other issues still "hanging" will be "wrapped up" at the August 15th meeting and the Annual Meeting on the Wed. before the 3rd

Monday in September.

Additional Items

- I was not certain where these occurred in the meeting, they just came up as we thought of them.
- But I have listed these as bullet points.
- We asked for two more bids on the capital needs assessment to be certain we got the best one.
- The building committee will meet with Ron (hopefully) a week before the board meeting.
- We asked management to provide staffing structure and job description for the on-site management personnel.
- We also agreed that the Building Committee could give suggestions but any altering of the former Resident Manager's apartment will also be taken up by the full board of directors.

Respectfully Submitted

Charles E. Knight, clerk

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NOTE:

The Annual Meeting would be the Wednesday proceeding the 3rd Mon. in September. Bylaw revisions and Board of Directors numbers as well as an over view of our activities are issues of the Annual Meeting. The first board of directors after the Annual Meeting will elect officers for July 31, 2011 to June 30, 2012.

The "Annual Meeting" is our chance to showcase ourselves and transparently make any bylaw changes or changes in the number or terms of our board of directors. The main reason the state asks for this meeting is so that any changes to the way our 501(c)3 organization operates will be made openly.

September 14, 2011

The Annual Meeting Agenda is something like this:

- Call to order and Quorum count.
- Welcome Greetings followed by a brief history of the building.
- A report on the number of people we have served this past year
 - Also things we have accomplished
 - Things we hope to do
 - Needs we have for the future.
- Bylaws
 - Changes in bylaws are brought forward and acted upon.
- Board Structure (We have no knowledge of any changes but this is the time we would do this)
 - Changes in the structure of our Board of Directors (more, less, etc) are presented and voted on.
- Awards, Certificates, Commendations, etc. In other words Public things.
- Adjourn until next June.

The Board of Directors shall elect their officers at the next regularly scheduled meeting after the Annual meeting of the Corporation.