

February 15, 2010

Housing Committee Minutes

- Lease agreements
 - Denis: there was an 8 page contract
 - From Jeff Stec's realtor law friend
 - Reworded contract and agreed to use
 - But doesn't know where it is
 - Josh will ask Jim Schenk about them
 - Allen & Jim Drommond said there is a 1-pg agreement that is what Jim agreed on (Jim emailed that evening)
 - Dennis: will find the 8-page document that was supposed to be used immediately
- Co-op
 - Suggested to move supplies to greenhouse
 - When greenhouse is secure
 - Contact Beth O'Hare
- Make Resource Center Habitable, and USE it
 - Need to paint and tape the pipes, cleanup asbestos
 - Dennis offers to help clean up
- Insurance cost/taxes for building
 - Should be in building folder that Chris has
 - That we should get when transfer is done
- Leads to: who will do this transfer??
- Jean cuts grass for apartment
- Jim Drommond has several lease agreements to reference
 - Josh offers to organize this
- Jim Drommond suggests: rekey downstairs door b/c so many people have keys
 - Allen had re-key done 6 months ago
 - Josh needs to number keys, collect from tenants, list who has them, not re-key
- Other issues: gutter repair and water leaks, boiler needs replace by 2011, tenants can't adjust heat b/c the valves don't work on their vent
 - Recommendation: Mike Washburn should focus on finding money to update affordable housing rental
 - "Green the Building"
- Need to update building b/c energy costs are through the roof
 - Community Action Agency to update building
 - Josh has contacted them
- Outside window wood needs to be
- Jim Schenk says the Zen Center has been promised a special furnace
 - Josh is going to contact
- Dennis: smoke detectors were all tested with fire department 6 months ago...but Allen says his fire detector is broken

- Need bids on roof in order to start making a long term budget
- Dennis: we need to prioritize issues and start tackling them 1 at a time
- The Housing Committee have copies of key from each tenant...maybe Imago has these and we would get them on transfer of the building
- Jim Drommond: Kate should be able to get all past bills & financial information about corner building
- Send everyone on Housing Committee an electronic copy of the Minutes of the meeting
- CAA should be called (according to Jim Schenk)...
 - Can we put insulation board over the plaster
 - CAA will put up insulation but will not dry wall or remove the plaster
 - CAA would not do a unit at a time
- Dennis: tenants can't pay for their own utilities b/c it involves so much rewiring
 - Some units have
- Charles: if we have to replace heating look into individual apartment systems (hydronic systems) instead of a building-wide renovation
- CAA process is in place as far as rehabbing stuff application: if application is approved they will come to the building to tell you what needs to be done and what they will do. According to Jim Schenk this application has been submitted and application process is underway.