

WINOOSKI HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING

4:15 P.M.
December 8, 2021

MINUTES

PRESENT: Diane Potvin, Chair; Pat Raymond, Vice Chair; Commissioner; Nicole Mace, Commissioner, Marnie Owen, Commissioner

ABSENT: Commissioner Bobby Arnell

OFFICERS: K.R. Decarreau, Executive Director

Meeting was called to order at 4:17 pm by Chair Potvin

1. Approve Agenda

No changes.

2. Approve Minutes of November 3, 2021

Motion by Commissioner Mace, Seconded by Commissioner Raymond to approve the minutes as amended.

Motion Carries 3 – 0 with Commissioner Owen abstaining.

3. Public Comment

No Public in attendance

4. Budget Report

Commissioner Mace asked that ED Decarreau provide a general assessment of the performance of the agency in the opening comments. ED Decarreau agreed to do this moving forward and would bring in a balance sheet as well.

5. RAD Update

E.D. Decarreau noted that we are in a good place and should have one more year of repairs and we appear to have plenty of balance in the funds to perform the work. We do not know the impact of the supply chain issues, but anticipate this being resolved in time for the next construction season.

6. Resolution to Waive Employee Contributions to Health Care

ED Decarreau noted that there was savings realized in the plan structure, moving all employees from to the Bronze CDHP plan along with a reduction in premiums for the next calendar year. ED Decarreau further noted that we would review the plan design more carefully going into next year, but was certain that the plan would save both the employees and the agency money. The Richards Group is our consultant on our benefits package and provides analysis. We pay them, and they act in our interest.

Motion to pass the Resolution as presented: Commissioner Owen. Second by Commissioner Mace.

Motion carries 4 - 0

7. Market Adjustments and Response to Inflation in Compensation

ED Decarreau explained that we were losing employees due to wage pressures and presented information about the impact on the budget given a reduction in staffing. Staff is difficult to hire and the ability to pay fewer people more would decrease turnover (and associated training) and allow us to function up to our normal level

ED Decarreau presented a lower alternative than the packet.

Commissioner Mace suggested the higher package was better given the need to retain staff.

Commissioner Raymond moved to approve the original proposal. Commissioner Mace seconded.

Motion carried 4 - 0

8. Update on Property Conditions and Actions Underway

ED Decarreau requested executive session in order to discuss potential contracts and actions which would place the Authority at a disadvantage in negotiations should the information be publicly available.

Commissioner Mace motioned to enter executive session and to exit only to adjourn. Commissioner Owen seconded.

Motion carried 4 - 0

9. Other Business

None

Motion to Adjourn by Commissioner Owen, Seconded by Commissioner Raymond at 5:37 pm.

Motion Carried, 4 – 0