



P.O. Box 2901, Augusta, ME 04338-2901 \*(207) 242-4535



# January 2024

**CAPITAL AREA HOUSING ASSOCIATION**

***"LANDLORDS WORKING TOGETHER"***

## Officers

**President**

**Ratna Don**

[ratnadon44@yahoo.com](mailto:ratnadon44@yahoo.com)

**Secretary**

**Brian Keezer**

[bkeezer@hotmail.com](mailto:bkeezer@hotmail.com)

**Treasurer**

**Ratna Don**

[ratnadon44@yahoo.com](mailto:ratnadon44@yahoo.com)

## Board of Directors

**Charlie Anderson**

[speakez99@yahoo.com](mailto:speakez99@yahoo.com)

**Ratna Don**

[ratnadon44@yahoo.com](mailto:ratnadon44@yahoo.com)

**Louise Hinkley**

[telhink@gmail.com](mailto:telhink@gmail.com)

**Brian Keezer**

[bkeezer@hotmail.com](mailto:bkeezer@hotmail.com)

**Kim Gleason**

[kimgleason@myfairpoint.net](mailto:kimgleason@myfairpoint.net)

**Nicole Covelli-Wentworth**

[Covelliproperties@gmail.com](mailto:Covelliproperties@gmail.com)

Dear CAHA Members,

Another New Year has begun. CAHA is looking for additional Board of Directors. If you are interested in becoming an officer or director, please contact CAHA by phone at (207) 242-4535 or via email at [caha@caha4u.org](mailto:caha@caha4u.org).

I want to take this opportunity to thank the Officers and Directors for their time, cooperation and dedication to our organization this past year. I would like to give special thanks to our outgoing Board members, Louise Hinkley and Joseph Owen for their dedicated service to CAHA. Louise Hinkley served as a secretary from 2006 to 2008 and again from 2020 to 2023. Joseph Owen served as a Vice President from 2020 to 2023. Also, Kim Gleason has recently stepped up to assume a position on the board to fill Joe Owen's remaining unexpired term.

Our 2024 annual meeting will be held via Zoom. It is scheduled for 6 p.m. on Tuesday, February 13, 2024. We need at least 10 members in attendance in order to have a quorum. Please consider attending and bringing another CAHA member along with you! The Zoom link for the annual meeting can be found on page 2.

Wishing you a happy and healthy New Year,  
Ratna Don  
CAHA President

**The City of Augusta's Rental License Task Force completed their work and sent its findings to the mayor. The city council will soon vote on the Task Force's recommendations. Augusta landlords, contact your city councilors to convey your concerns.**

### **Slate of Candidates for the Board of Directors:**

For 2-year term: Ratna Don, Nicole Covelli-Wentworth, Kim Gleason

CAHA is inviting you to a scheduled Annual meeting via Zoom.

**Topic: CAHA Annual Meeting**

**Time: Feb 13, 2024 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/88424046089?pwd=cXdUM3BiVVZKY3RWVHI5Z3pRY2pJUT09>**

**Meeting ID: 884 2404 6089**

**Passcode: 090245**

**One tap mobile**

**+13052241968,,88424046089#,,,,\*090245# US**

**+13092053325,,88424046089#,,,,\*090245# US**

**Dial by your location**

**• +1 305 224 1968 US**

**• +1 309 205 3325 US**

**Meeting ID: 884 2404 6089**

**Passcode: 090245**

**Find your local number: <https://us02web.zoom.us/u/kbM1Q6nNsN>**

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Capital Area Housing Association  
Annual Meeting Minutes  
Held on Zoom, February 14, 2023

President Ratna Don called the meeting to order at 6:00pm. Board members present were Ratna Don, Joe Owen, Louise Hinkley, Charlie Anderson, Nicole Covelli-Wentworth, and Brian Keezer, plus 9 members. A quorum was established.

Motion was made by Charlie Anderson, seconded by Joe Owen, to approve the minutes of the February 8, 2022, Annual Meeting as distributed in the newsletter. Motion passed.

Ratna announced that the 2022 Treasurer's report was included in the February 2023 newsletter. Charlie Anderson moved, Nicole Covelli-Wentworth seconded, to approve the Treasurer's report as published. Motion passed.

The slate of Board members was presented as follows:

For 2-year terms, Joe Owen, Brian Keezer, and Charlie Anderson. With no further nominations from the floor, Louise moved, Janet Hopf seconded, to approve the slate as presented. Motion passed.

A brief legislative update mentioned the public hearing for LD 347 next Thursday. This bill, which we support, would change the eviction procedure so that the officer would only need to make one visit to serve an eviction notice, and the officer would not be required to be at the eviction hearing. Members were encouraged to submit testimony! Two other bills being watched are LD 557 and LD 558, both of which would put restrictions on landlords when vetting prospective tenants.

The possible Augusta City ordinance to charge a \$100 fee for each rental unit for safety inspections is still in the works.

Ratna thanked Louise for her service as Secretary.

Meeting adjourned at 6:15 pm.

Respectfully submitted,

Louise Hinkley, Secretary



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Fielding's Oil & Propane is proud to serve the members of CAHA with all of their heating needs and looks forward to having a long relationship with the organization. Call us at (207) 623-3322 or email at [cathy@fieldings.com](mailto:cathy@fieldings.com) and you will see how dedicated we really are.

<p>Erin Dunning, Assoc. Broker Hoang Realty Cell: (207) 931-7679 <a href="mailto:Erin@HoangRealty.com">Erin@HoangRealty.com</a> 31 Western Avenue Augusta, ME 04330 Working with Buyers &amp; Sellers to make your dreams come true!</p>	<p>I should have bought it when I saw it at <b>MARDEN's</b> Surplus &amp; Salvage Mr. Ken Clark Flooring Merchandiser Cell: 207.944.3324 Email: <a href="mailto:KClark@Mardens.com">KClark@Mardens.com</a></p>	<p><b>Northeast Bank</b> (207) 623.0303 Mortgage loans for residential and investment properties <a href="https://www.northeastbank.com">https://www.northeastbank.com</a></p>	<p>STEVENS &amp; DAY, LLP 82 Winthrop Street Augusta, ME 04330-5506 phone (207) 430.3288 <a href="http://www.StevensDayLaw.com">www.StevensDayLaw.com</a> Discounted hourly rates and flat fee arrangements for CAHA members <b>Avery Day, Esq.</b> <a href="mailto:ADay@StevensDayLaw.com">ADay@StevensDayLaw.com</a></p>
<p><b>Sherwin Williams</b> Paint + Paint Supplies (207) 622.6818 (Mgr. Jeremy Akeley) <a href="mailto:sw5736@sherwin.com">sw5736@sherwin.com</a> All painting accessories</p>	<p><b>Gosline's Hardware</b> (207) 582.1900 (Mgr. Joel Serapb) 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn &amp; garden, hand &amp; power tools.</p>	<p><b>State Farm Insurance</b> Mike Alden, Agent 2540 US Route 202 Winthrop, ME 04364 <b>207.395.2118</b> <a href="http://www.insuremealden.com">www.insuremealden.com</a> Free goody bag for new accounts</p>	<p><b>Maine Equipment Rentals</b> 1011 Western Ave., Manchester, ME 04351 207.621.2160 <a href="http://www.MaineEquipmentRentals.com">www.MaineEquipmentRentals.com</a></p>
<p><b>Bar Harbor Bank &amp; Trust</b> <a href="mailto:SSachs@BarHarbor.Bank">SSachs@BarHarbor.Bank</a> 207.446.0990 368 Route 3, South China, ME 04358</p>	<p><b>Mattson's Flooring &amp; Window Treatments</b> Manager: Ashley Woods 276 Whitten Rd. Hallowell, ME 04347 <a href="mailto:AWoods@MattsonFlooring.com">AWoods@MattsonFlooring.com</a></p>	<p><b>Manchester Motor's</b> Western Ave. Manchester, ME 04351 207-622-2400 <a href="https://www.manchestermotors.net">https://www.manchestermotors.net</a></p>	

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