

REGULAR MEETING

June 14, 2018	Different day
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MINUTES 204 Elm Street (C O A) 6:10pm

Present: Christine Sullivan Rick Leco , Colleen Scott & Joan Liljander
Absent: Gloria Paton
Also Present: Dan Ouellette

CONSENT AGENDA

- 1. **MINUTES**
Regular Meeting – May 15, 2018
- 2. **FINANCIALS**
Check Register –April 2018
Balance Sheets- April 2018
Financial Reports dated May 18 and June 12, 2018
- 3. **MODERNIZATION/FORMULA FUNDING**
CIP Plan - update (see below)
- 4. **MONTHLY REPORTS**
Section 8
Conventional Housing
- 5. **TENANT ASSOCIATIONS:**
- 6. **OLD BUSINESS**

Motion to Approve/ Accept the Consent Agenda items by: R. Leco Second: C. Scott Vote: Unanimous In Favor
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BUSINESS AGENDA NEW BUSINESS

- A. E.D. requested authorization to submit certification for the HUD Annual Plan (50077 -CR).
Motion: R. Leco Second: C. Scott Vote: Unanimous In Favor
- B. E. D. Requested Board authorization to write off the following debts:
\$ 4,823 from 689 accounts (2013 - 2018)
\$ 2,101 from 667 & 705 accounts (2017 – 2018)
Motion: C. Scott Second: J. Liljander Vote: Unanimous In Favor
- C. E.D. informed the Board of MA State Budget status and Public Housing line item. (not yet determined)
- D. E.D. reviewed Mass NAHRO Annual Conference May 21 & 22
- E. E.D informed the Board about second round of applications for VASH Vouchers (due July 6, 2018)
- F. E.D. informed the Board of distinction between guidelines HUD 4350.3 (Project Based) and HUD 4350.0 (Tenant-based) programs. The 4350.3 regulates the Hope Street (Section 8 New Construction). This is for clarification only.
- G. ED requested authorization to complete the following projects, including “any and all actions” needed:
197101 Kitchen Counter replacements at Circle Court & Elm Terrace (ongoing)
197105 Goldie & Jefferson soffits and fascia (week of June 12-16)
197109 Circle Court entry flooring (slight delay)
197112 Smoke detector replacements at Smith & Falmouth, Clifton, and Goldie & Jefferson
197114 Circle Court Entry doors (paint, etc.)
197118 Extraordinary Repairs (various projects)
197116 Trash Compactor repairs at Elm Terrace
These are smaller projects and are wrapping up for the FY end June 30, 2018.
ALSO-- 197117 Ventilation System replacement at Elm Terrace (August / September)
Motion: J. Liljander Second: C. Scott Vote: Unanimous In Favor

H. **E.D.** requested authorization to trade in one truck for a newer truck on the on the market or the MA State Surplus listing. This follows NAHA fleet plan to update/replace at least one vehicle at least every two years. The current fleet includes trucks from 2002, 2003, 2004. These are aging and have required significant repairs. The requested Board authorization is for expense “not to exceed \$ 47, 000” .

In discussion, the Commissioners requested that NAHA increase the original expense amount as much as possible; and determined that \$47,000 is reasonable to replace one or two trucks. (\$27,000 is not sufficient.)

R. Leco offered clarification that this Motion extends FY 2019 and is intended to authorize the Executive Director “to maintain and improve the agency’s fleet of vehicles according to the best financial interest of the agency.”

Motion: R. Leco

Second: C. Scott

Vote: Unanimous In Favor

I. Public Comment:

J. Any other Business as Commissioners see fit.

K. Adjournment

6:50 pm

Motion: C. Scott

Second: J. Liljander

Vote: Unanimous In Favor

Next meeting is August 21st (No meeting in July)

Executive Session : none

NOTES: none