

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:41 p.m.

The meeting took place via Zoom virtual conference due to the COVID-19 State of Emergency. The access information for the meeting was as follows:

Link: <https://us02web.zoom.us/j/82214755982?pwd=VXZwa3NHNYt5dDdDTU1kcEcvVUdrUT09>

Conference call-in details via telephone:

Meeting ID: 822 1475 5982 Meeting Password: 061596 One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy, Cynthia Janeiro-Ehlke

Members Absent: N/A

Others Present: Jaclyn A. Beaulieu, public attendees

Roll call was taken by Chairman Johannes of all members present. Chairman Johannes read an introduction to the reason and procedure for a remote meeting of the Board. All votes will be taken via roll call vote. The meeting was recorded.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the September 9, 2021 regular meeting.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the September 9, 2021 Executive Session meeting.

Director Beaulieu presented the Budget Comparatives report 10/1/2020 through 8/31/2021. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the Budget Comparatives for 10/1/2020 through 8/31/2021, as presented.

Commissioners reviewed the Accounts Payable report for September 2021. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to approve the Accounts Payable for September 2021, as presented.

Commissioners reviewed the Warrant to Transfer Funds for September 2021, the Payroll Warrants for September 2021, and the Housing Assistance Payments Warrant for October 2021. There were no comments. Chairman Johannes will sign the warrants at a later date.

Project FISH #141063: 667-1 Brigham Circle Roof Replacement Development Wide project
No update. We are waiting on the Certificate of Final Completion to be submitted by the contractor.

Project 667-1&2 Brigham Circle Call Box Replacement (FISH #141071)
The initial work order was received from DHCD. It is currently under review by RCAT and HHA.

Project 91-1 Norma Oliver Village Appliance Replacement development wide
No bids were received for this project. We are working with designer Brockway on what our next steps might be going forward.

Project FISH #141065: 689 49 Washington Street Bathroom Upgrade project (FISH #141069)

Asbestos testing was performed on Monday 10/18; we are currently waiting on the results.

Project 167 8 Irving Street Deck Repairs (FISH #141062)

Due to a shortage of necessary supplies for this project, construction was delayed a few weeks. We were finally able to get all of the supplies and construction is scheduled to take place in 2 weeks.

Commissioners reviewed the quote for a box plow for the backhoe from Monroe Tractor. HHA maintenance would like to regularly use the backhoe for snow removal, and we currently do not have snow removal attachments. We would benefit from both a plow and a box pusher; purchased separately, these items would cost approximately \$15-20k. The box plow is both attachments in one, and costs approximately \$8k. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to approve the purchase of a box plow attachment for the backhoe from Monroe Tractor in the amount of \$8,277.00.

HHA again hired Zeffert & Associates to perform the annual utility allowances review for FY2022 for Hudson and Marlborough. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY to approve the 2022 Utility Allowances Schedule, effective December 1, 2021.

With Anne Marie Lourens' resignation from the Board, our state-appointee position now sits vacant. The town clerk has forwarded the vacancy information to DHCD as notification. DHCD has 120 days to appoint someone to the position; if no one is appointed within 120 days, the position is filled by an appointment by the Board of Selectmen. Anyone interested in the position should submit a letter of interest to DHCD.

Commissioners continued the discussion of last month's presented draft Community Room Policy. All agreed that because it can be changed by vote at any time, we should move forward with putting the proposed policy in place. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to adopt the Community Room Policy, as presented.

Director Beaulieu updated the Board that we currently have 9 vacant units and HHA maintenance is strained trying to get them all turned over for lease-up to new tenants.

Director Beaulieu updated the Board on HHA progress on tenant concerns addressed at the 9/9/21 meeting:

We finally received the "Slow" signs that were backordered for Glen Road. The solar-powered flashing "Slow" sign is on order. HHA maintenance will be installing all of the signs over the next few weeks as soon as we have all of the signs and supplies to install them.

Resident Mary Lou McKeone forwarded some information about resident councils to the board, but because of the late notice, the board did not have time to review the material. Everyone agreed to table the discussion on resident councils to the next board meeting.

Other Business:

The November meeting will be remote on November 18. We will continue to discuss this monthly. The meeting date is set at November 18 to give the HHA fee accountant time to process the 9/30/20 FYE.

Executive Session:

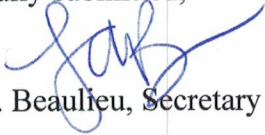
Chairman Johannes declared that today's meeting requires an Executive Session. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehkle, the Board voted UNANIMOUSLY 4-0 by roll call to enter into executive session at 7:43 p.m., to discuss pending litigation, as the discussion of these matters in

open session may have a detrimental effect on the negotiating position of the housing authority; and not to reconvene in public session upon the completion of discussion of executive session matters.

Executive Session Roll Call:	Stephen Domenicucci	Yay
	Sarah Cressy	Yay
	Cynthia Janeiro-Ehlke	Yay
	Bryan Johannes:	Yay

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY by roll call to adjourn at 8:05 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

