

Regular Meeting

March 10, 2022

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:37 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/81629620274?pwd=YU1EMXd1RDg4N0tSVEJ3TCtMMXVIZz09>

Conference call-in details via telephone:

Meeting ID: 816 2962 0274 Meeting Password: 849034 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 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 Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the February 10, 2022 regular meeting.

The Board reviewed the HHA Budget Comparative report 10/1/2021 through 1/31/2022. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the HHA budget comparatives for 10/1/21 through 1/31/22, as presented.

Commissioners reviewed the Accounts Payable report for February 2022. 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 report for February 2022, as presented.

Commissioners reviewed the Warrant to Transfer Funds for February 2022, the Payroll Warrants for February 2022, and the Housing Assistance Payments Warrant for March 2022. There were no comments. Chairman Johannes will sign the warrants at a later date.

Project 667-1&2 Brigham Circle Call Box Replacement (FISH #141071)

We are still waiting on the approved designer contract to come back from DHCD.

Project 91-1 Norma Oliver Village Appliance Replacement development wide

No update.

Project 91-1 Norma Oliver Village Common Stairway Upgrade

Designer Brockway has scheduled a mock-up of one stairway on Monday, March 14, 2022 so that we can get a better understanding of the current condition of the stairways to finish the design process.

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

A preconstruction meeting for this project is scheduled for March 14, 2022.

Annual maintenance on the boilers at Norma Oliver Village and 49 Washington Street is due. We have sought quotes from three vendors and received two quotes back. The lowest responsive quote was from G&L Plumbing, Inc. Upon a motion by Bryan Johannes, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to accept the quote from G&L Plumbing, Inc. in the amount of \$8,695.00 for the annual boiler maintenance at Norma Oliver Village and 49 Washington Street.

Commissioners reviewed the final PMR results issued by DHCD. HHA received no corrective action on any areas that were reviewed this year.

Commissioners reviewed the 2-year contract extension proposal submitted by HHA fee accountant Dan Robillard. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the 2-year contract extension for fee accountant services by Milne, Shaw & Robillard, P.C. for fiscal years FY2022 and FY2023, as presented.

The 120-day period for DHCD to appoint someone to the state-appointee position on the HHA Board of Commissioners has expired. The appointment can now be made by the town of Hudson Board of Selectmen for the remainder of the term not to exceed 4 years and 8 months. Director Beaulieu has gotten word of an interested candidate; she will invite the candidate to the April meeting so that the commissioners may introduce themselves.

Director Beaulieu updated the Board on tenant concerns addressed at the 2/10/22 meeting:

Director Beaulieu has ordered a radar speed sign for Norma Oliver Village that should be delivered by the end of the month.

Other Business:

The next meeting is April 7 in conjunction with a public hearing on the Norma Oliver Village Capital Fund Program 5-Year Action Plan. There will be no regular May meeting. The June meeting will take place in person at the Norma Oliver Village community center on June 9.

Resident Mary Lou McKeone has invited commissioners to do a walkabout of the property at Norma Oliver Village with her to see the property. If anyone would like to accept the invitation from Ms. McKeone they will contact Director Beaulieu to coordinate.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to adjourn at 7:14 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary