

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:33 p.m.

The meeting took place at the Brigham Circle Community Center, 6 Brigham Circle, Hudson, MA 01749.

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy, Cynthia Janeiro-Ehlke
Members Absent: Christine Dimare
Others Present: Jaclyn Beaulieu, public attendees

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted 3-0-1 to approve the minutes of the December 8, 2022 regular meeting. Commissioner Domenicucci abstained.

The Board reviewed the Budget Comparative report 10/1/2022 through 11/30/2022. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to approve the HHA budget comparatives for 10/1/2022 through 11/30/2022, as presented.

Commissioners reviewed the Accounts Payable report for December 2022. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for December 2022, as presented.

Commissioners reviewed the Warrants to Transfer Funds for December 2022, the Payroll Warrants for December 2022, and the Housing Assistance Payments Warrant for January 2023. There were no comments and the warrants were signed by Chairman Johannes.

Project 667-1&2 Brigham Circle Call Box (Intercom & Door Buzzer) Replacement (FISH #141071)
Construction is scheduled to begin on January 23 and last for approximately 1 ½ weeks. The intercom units are currently being customized.

Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)
The work order was finalized by DHCD and approved by HHA. We are currently awaiting assignment of a designer.

Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
The ARPA Federal Pacific Replacement project and ARPA Fire Alarm Upgrade project have been joined by DHCD into one project. HHA has approved the initial work order and the project is currently awaiting a designer.

Project 91-1 Norma Oliver Village Appliance Replacement development wide
The contract has been signed with Hudson Appliance and orders are being placed. We are waiting on an update for estimated delivery before scheduling installation.

Project 91-1 Norma Oliver Village Window Replacement Project
The bid for this project went live on January 4, 2023 and is being bid on Biddocs Online. There is a non-mandatory pre-bid walk through meeting for contractors on January 12, 2023 and the bid opening is scheduled for January 25, 2023 at 12:00 p.m.

The Board noted DHCD's notification of HHA's formula funding award of \$215,339 for FY2026.

Director Beaulieu updated the Board on resident matters:

Director Beaulieu presented the Board with the information she has gathered thus far about installing a key fob access system into the Norma Oliver Village community center. She has received 2 initial quotes so far but would like at least one more. She plans to bring final quotes to the next meeting for review by the Board.

Director Beaulieu presented a draft survey to Norma Oliver Village residents for review by the Board. The survey is to seek feedback on policy ideas for the Community Center Policy as part of our revision of the policy. The Board reviewed the survey and supported Director Beaulieu's plan to move forward with it.

Chairman Johannes opened the floor to public attendee comments:

There were no new public attendee comments.

Other Business:

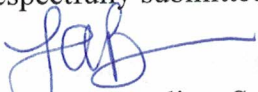
The next meeting will take place on Thursday, February 9, 2023 at 6:30 p.m. at the Norma Oliver Village community center.

A public hearing has been scheduled for the proposed 5-Year Action Plan 2023-2027 for Norma Oliver Village on Thursday, March 9, 2023 at 6:30 p.m. at the Norma Oliver Village community center. The public hearing will be in conjunction with the March board meeting to be held at the same time and place.

There was no Executive Session.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to adjourn at 7:27 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary