

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Treasurer Steven Domenicucci, called the meeting to order at 7:03 p.m.

The meeting took place at the Norma Oliver Village Community Center, 4 Glen Road, Hudson, MA 01749.

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

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the September 14, 2023 regular meeting, with a correction to the location of the meeting to reflect that the meeting was held at the Brigham Circle community center.

The Board reviewed the 10/1/22 through 8/31/23 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the 10/1/22 through 8/31/23 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for July 2023 that was passed over at the last meeting. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for July 2023, as presented. The September accounts payable report will be presented at the November meeting as the accounting period is not yet closed due to FYE.

Commissioners reviewed the Warrant to Transfer Funds September 2023, the Payroll Warrants for September 2023, and the Housing Assistance Payments Warrant October 2023. There were no comments and the warrants were signed by Treasurer Domenicucci.

Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)

The contract with New Kappa City Construction, Inc. has been fully executed by all parties and a preconstruction meeting is scheduled for October 16, at which time we expect to issue a Notice to Proceed.

Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
The schematic design is still under final review by EOHLIC.

Commissioners reviewed an email from EOHLIC titled "LHA Mandatory Board Member Training Update" which announces the transition of LHA board member training to a new online platform in early November. Executive Directors will be able to log in and see the accounts of board members for their LHA. Board members will now be required to take the online training every 2 years.

Director Beaulieu updated the Board on various small projects:

The Brigham Circle exterior door painting project is complete; all exterior doors at Brigham Circle have now been painted. The Brigham Circle exterior light fixture upgrade is complete, however, we ran short on light bulbs and will install them forthwith. The Brigham Circle building signage project is ongoing; signs are on order with Sign Logic. The Brigham Circle security camera upgrade project is complete; new cameras have been installed at Brigham Circle that allow management to see more of the property.

The AC replacement project for the 1st floor at 8 Irving Street is still ongoing; we are waiting on delivery of the parts to the contractor for scheduling of installation.

Treasurer Domenicucci opened the floor to public attendee comments:

Public attendee F. Ryan noted to the Board that the 2024 Social Security COLA was announced at 3.5%. She also asked if Director Beaulieu could explain about the new HOTMA asset rule. Director Beaulieu explained that HUD just released the guidance to housing authorities on implementing HOTMA, and that they have pushed back the implementation date to no later than January 1, 2025. We will be working on updating our policies and training staff over the next several months, and tentatively plan to implement HOTMA at HHA in September 2024. Regarding the asset limit, it will initially be set at \$100,000; we currently do not know of any provisions around the limit for current residents of public housing. Director Beaulieu suggested that any residents with questions about their assets and how this new limit may apply to them, should reach out directly to housing authority staff with their questions.

Public attendee L. MacNeil expressed concern about the status of landscaping work at Norma Oliver Village. HHA maintenance is continuously working on landscaping around the property, but cannot do all landscaping at once. Regarding overgrown bushes, maintenance only trims them at appropriate times of the year for best outcome with the plants themselves.

Other Business:

The Board reviewed the proposed FY24 utility allowances as calculated by Zeffert & Associates, Inc. Overall, gas and oil charges have been calculated at a decrease for both Hudson and Marlborough, propane charges have stayed the same, electric charges have slightly increased for Hudson and significantly increased for Marlborough, and water and sewer charges have increased for both Hudson and Marlborough. Upon a motion by Christine Dimare, duly seconded by Stephen Domenicucci, the Board voted 3-0-1 to adopt the 2024 utility allowances, as presented. Cynthia Janeiro-Ehlke abstained.

Director Beaulieu updated the Board on the new stormwater charges for the town of Hudson and how they will impact HHA. According to the director of the DPW, the calculated charges are approximately \$4,600 per year for Norma Oliver Village and \$5,000 per year for Brigham Circle. This will be reflected starting with the November 2023 water and sewer bills.

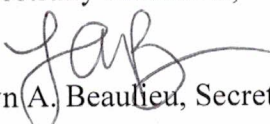
Director Beaulieu informed the Board that she was just notified by our trash pickup contractor, Casella Waste Systems, that two loads of trash recently picked up from Norma Oliver Village tested positive for radioactive materials. This resulted in a MA DEP inspector being required to inspect the trash loads and the truck to be out of service while it was properly cleaned. HHA will incur a charge as a result; Director Beaulieu is working with Casella to obtain more information.

The next meeting will take place on Thursday, November 2, 2023 at 6:30 p.m. at the Brigham Circle community center, 6 Brigham Circle, Hudson, MA.

Executive Session: None.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to adjourn at 8:22 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary