

Regular Meeting

March 13, 2025

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Stephen Domenicucci called the meeting to order at 6:30 p.m.

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

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

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the January 16, 2025 regular meeting, as presented.

Upon a motion by Christine Dimare, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the February 5, 2025 special meeting, as presented.

The Board noted receipt of the 10/1/24 through 12/31/24 quarterly operating statements.

The Board reviewed the 10/1/24 through 1/31/25 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the 10/1/24 through 1/31/25 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for January 2025. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for January 2025, as presented.

Commissioners reviewed the Accounts Payable report for February 2025. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for February 2025, as presented.

Commissioners reviewed the Warrants to Transfer Funds for January and February 2025, Payroll Warrants for January and February 2025, and the Housing Assistance Payments Warrants for February and March 2025. Chairman Domenicucci signed the warrants.

Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
This project is complete; we are currently waiting on sign-off on the building permit(s). The new fire alarm systems are activated and working great.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)
We were approved for this project with our 2024 Capital Improvement Plan submission. The goal of this project is to replace all of the common area flooring (hallways and stairways) at Brigham Circle. A work order was created by EOHLC and Andrew Brockway has been brought on as the designer. Initial estimates are putting this project significantly over budget; this has been reported back to EOHLC and we are currently waiting on them to advise us how to proceed.

Project MA091-1 Norma Oliver Village Community Center Generator

The project documents are almost complete and we expect this project to go out to bid in the next few weeks.

Project 689: 49 Washington Street 2nd Floor bathroom upgrade (FISH 141421)

The project documents are complete. This bid for this project goes live on March 19 with a bid opening scheduled for April 3, 2025.

The Board noted that we received a score of 96% and a designation as a High Performer on our Section 8 Management Assessment Program (SEMAP) submission for FY24. Thank you to Madison Davies-Waterman as our Program Administrator for her work in earning us such a high score.

The board discussed road signage around the drive area at Norma Oliver Village, an agenda item requested by resident Mary Lou McKeone. Ms. McKeone stated several items that she would like the board to consider, including: moving the digital speed sign located by Building 3 to the entrance of the property; installation of better signage pointing people to the "visitor" parking lot behind Buildings 3 and 4; installation of a "one-way" sign installed at the exit from the parking area between buildings 4 and 5; and repainting over the faded paintings on the roadway. Director Beaulieu to discuss with the maintenance team and report back to the Board for consideration.

Other Business:

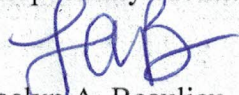
Public attendee requests for board of commissioners meeting agendas to be posted in each building at Norma Oliver Village and for extra copies of the draft 5-Year Action Plan for Norma Oliver Village to be left in building lobbies at Norma Oliver Village discussed. Director Beaulieu to fulfill both requests.

The next meeting will take place on Thursday, April 10 2025, at 6:30 p.m. at the Brigham Circle community center, 6 Brigham Circle, Hudson, MA. Public hearing for the federal public housing 5-Year Action Plan scheduled for May 8, 2025 at 6:30pm at the Norma Oliver Village Community Center in conjunction with the May board meeting. Public hearing for the state Annual Plan scheduled for June 12, 2025 at 6:30pm at the Brigham Circle Community Center in conjunction with the June board meeting.

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to adjourn at 7:24 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary