

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 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/86270523416?pwd=SlpZbWdWaWUzd2NhOU1tRDZTNnNNdz09>

Conference call-in details via telephone:

Meeting ID: 862 7052 3416 Meeting Password: 531141 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, Jack Cooper (MA Union of Public Hsg. Tenants), 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.

There was a short presentation and subsequent discussion of resident councils for federal public housing developments. Jack Cooper, Executive Director of MA Union of Public Housing Tenants, gave a background of resident councils, including the role of a resident council in public housing. The role of a resident council is to improve the quality of life of residents in public housing with a positive living environment. The housing authority's role in a resident council is to provide technical assistance and/or space for meetings, to verify elections for resident councils, and to properly disseminate allowable funds to resident councils for their operations. Resident Mary Lou McKeone is very interested in starting a resident council, and had begun doing so shortly before the Covid-19 pandemic began; she plans to start her efforts back up shortly.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the November 18, 2021 regular meeting.

The Board reviewed the HHA Budget Comparative report 10/1/2021 through FYE 10/31/2021 and the Assabet Valley Affordable Housing (AVAH) budget comparative report for FYE 9/30/2021. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the HHA budget comparatives for 10/1/21 through 10/31/21 and the AVAH budget comparatives for FYE 9/30/21, as presented.

Commissioners reviewed the Accounts Payable report for November 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 report for November 2021, as presented.

Commissioners reviewed the Warrant to Transfer Funds for November 2021, the Payroll Warrants for November 2021, and the Housing Assistance Payments Warrant for December 2021. 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)
A work order was submitted for this project and comments were made by HHA and RCAT. A revised work order is currently under review.

Project 91-1 Norma Oliver Village Appliance Replacement development wide
The Appliance Replacement project is currently being re-bid on www.projectdog.com; the bid open date is set for December 15, 2021 at 12:00 p.m.

Project FISH #141065: 689 49 Washington Street Bathroom Upgrade project (FISH #141069)
The 100% construction documents were submitted on 11/29/21 and approved with comment by RCAT. We are waiting on the corrected documents.

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

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to retroactively approve payment to Residence Property Services, Inc. for the invoiced amount of \$9,200.00. Construction was finished on this project on 11/9/2021 and a vote was inadvertently not recorded at the last meeting.

The Massachusetts Housing Authorities Insurance Program, procured by Salem Housing Authority with the cooperation of the Department of Housing and Community Development, has just completed a renewal with Hays Companies for Property, Boiler & Machinery Insurance and Crime Insurance for Local Housing Authorities' state-aided housing programs for the coverage period beginning 11/17/21 through 11/17/22. The rate this year is \$177 per door, a 4% increase. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY to approve payment to Hays Companies for property, boiler and machinery insurance and crime insurance for period 11/17/21 through 11/17/22 in the amount of \$24,249.00.

Director Beaulieu provided an update on recent issues with some of our maintenance vehicles. The backhoe was part of a large recall for failed DEF sensors; a replacement part was found and installed under warranty. An insurance claim was made on the 2015 Chevy Silverado 2500 truck for body and paint damage after a minor collision at Norma Oliver Village with a stone pillar. We are currently waiting on repairs. The newly-purchased 2021 Ford Transit Van had a minor fire on the road several weeks ago when the starter and wiring harness burned. No one was hurt. The repairs will be covered under warranty, however, the replacement part is backordered and we are waiting on word for when it may come in. In the meantime, the van is unusable. Commissioner Domenicucci asked Director Beaulieu to check with maintenance if they feel they could benefit from a loaner vehicle in the meantime.

Director Beaulieu updated the Board on tenant concerns addressed at the 11/18/21 meeting:

We were able to borrow an electronic speeding sign from Hudson Police Department to monitor speeds at Norma Oliver Village in response to further resident concerns that people are still speeding around the circle. The sign is currently installed in front of Building 3 at Glen Road and is collecting data; it will be up for a couple weeks.

Resident Mary Lou McKeone asked the Board if they thought we could piggy-back onto any American Rescue Plan Act funds obtained by the Town. Specifically, she was interested in funds to update the electrical components in the HHA community centers and install permanent generators for use as shelter for the Town in cases of emergency. Chairman Johannes is attending a meeting later this month regarding the American Rescue Plan Act and will try to get some more information.

Other Business:

It recently came to Director Beaulieu's attention that one of the HUD Covid-19 waivers the HHA meant to adopt in 2020 was unintentionally omitted from previous versions of our waiver adoptions as an administrative error. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the

Board voted UNANIMOUSLY to adopt HUD Covid-10 waiver 11c "Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates," retroactively to the effective date of April 10, 2020.

Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the annual clothing allowance payment payable to three full-time maintenance staff members, in the amount of \$500.00 each.

The next HHA meeting will be Thursday, January 13, 2022, pending any unforeseen conflicts.

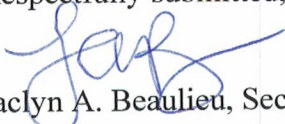
Executive Session:

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 7:38 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 Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY by roll call to adjourn at 7:45 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary

