

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:38 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/81416842431?pwd=MGhhbHZDK2pDQ3ovclJDTVlBYU1MZz09>

Conference call-in details via telephone:

**Meeting ID: 814 1684 2431 Meeting Password: 447724** One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy, Anne Marie Lourens

Members Absent: N/A

Others Present: Jaclyn A. 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.

The Board held the Public Hearing on the DHCD / Hudson Housing Authority Annual Plan for FY2021. Director Beaulieu presented the plan, including the Capital Improvement Plan, to the Board and the public attendees. After a thorough presentation of the Plan, Chairman Johannes called for any public comments or comments by the Board. There were no comments on the Annual Plan. Upon a motion by Stephen Domenicucci, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the FY2021 DHCD Annual Plan, as presented.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve the minutes of the May 6, 2021 Regular Meeting.

Director Beaulieu presented the Budget Comparatives report for 10/1/2020 through 4/30/2021. Upon a motion by Sarah Cressy, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the Budget Comparatives for 10/1/2020 through 4/30/2021, as presented.

Commissioners reviewed the Accounts Payable report for May 2021. Upon a motion by Stephen Domenicucci, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the Accounts Payable for May 2021, as presented.

Director Beaulieu presented the Warrants to Transfer Funds, Payroll Warrants, and HAP Warrants for April – June 2021, but did not have the tables of histories of each warrant available for review. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY to table the review and approval of the warrants to our next meeting when the tables of histories would be available for review.

Project FISH #141063: 667-1 Brigham Circle Roof Replacement Development Wide project  
We are currently waiting on a construction schedule from the contractor. Architect Andrew Brockway has been in contact with the contractor and is waiting on a response.

Project 91-1 Norma Oliver Village Appliance Replacement development wide  
The HHA maintenance department has agreed to perform the demolition on the above-refrigerator cabinets in all applicable units at Norma Oliver Village. The project will be re-bid as two separate projects – the first

a procurement of goods only for the appliances, and the second a construction procurement for the installation of the vent hoods and the accessible unit wall ovens.

Project FISH #141065: 689 49 Washington Street Window Replacement  
Construction is scheduled to take place next week from 6/7 – 6/11. The contractor expects to be completed within the week.

Project 167 8 Irving Street Boiler Replacement  
No update. Director Beaulieu has reached out to the contact(s) for an update and has not yet heard back.

HHA Front Office Door Replacement Project  
The new door has been delivered to the contractor, and installation is expected to be sometime next week.

Chairman Johannes introduced the agenda item “Discussion of HHA public relations with housing authority clients” and explained that as we are always looking for ways to improve HHA, the Board welcomes feedback at this time from any public attendees with comments or questions.

Norma Oliver Village (NOV) resident Mary Lou McKeone spoke on several topics, including her interest in seeing a change of the HHA meeting agendas to include regular resident input at every meeting and her desire to start a formal resident council to help facilitate communication between tenants and staff. She also would like the Board to review all HHA policies.

Ms. McKeone requested upgrades to the NOV community center that include a smart TV for virtual meetings, better internet access, and new tables and chairs so that the residents can have more productive meetings. NOV resident Karen Mayo seconded Ms. McKeone’s request for new tables and chairs in the community center, because the current ones are very old. Ms. Mayo also requested that we look into finding a way to improve the acoustics in the community center, as the center is very echoey.

Chairman Johannes agreed that the community center could use some upgrades and requested Director Beaulieu to work on getting prices on a TV and new tables and chairs, as well to look into improving the acoustics. Director Beaulieu asked for comments on what kinds of tables and chairs the residents would like; Ms. McKeone requested padded chairs and some smaller tables for residents to play games.

Ms. McKeone asked if we could form a formal policy for rules of community center use. Commissioners and Director Beaulieu all in agreeance that this is a good idea. Director Beaulieu will reach out to Ms. McKeone and Ms. Mayo for feedback on their ideas for the policy.

Ms. Mayo expressed her frustration with the NOV garden. It has become a collecting area for “stuff” and is an eyesore. Director Beaulieu is aware of this issue and has been working with HHA maintenance on a solution to clean up the garden. We are working on getting a dumpster to help facilitate cleanout.

NOV resident Lillian MacNeil expressed her great concern with residents and guests speeding around the circle and Glen Road. Chairman Johannes sits on the Hudson Internal Traffic Committee, and has heard similar complaints from areas all over town. He suggested better signage with speed limits, and updates to the road paintings. We will look into the ability to enforce speed limits on HHA property.

#### COVID-19 Update

Governor Baker announced a full reopening of Massachusetts on June 15, 2021 with all COVID restrictions lifted. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY by roll call to reopen the Brigham Circle and Norma Oliver Village community centers on June 16, 2021.

Director Beaulieu asked the Board for their advice on mask wearing policies; commissioners all agreed that HHA should follow CDC guidance on mask wearing. HHA maintenance will stop regular sanitizing spraying of HHA common areas as of today.

Now that COVID restrictions are lifted, Director Beaulieu would like to host summer cookouts once again for the residents, and asked for feedback on logistics. It was suggested that we could offer both indoor and outdoor seating at the events to meet different residents' comfort levels.

We received a quote from Talty Floors, Inc. to replace the flooring in the first and second floor living rooms, kitchens, and pantries at 8 Irving Street. This project is funded by DHCD FISH #141061. Upon a motion by Sarah Cressy, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the quote from Talty Floors, Inc. for the FISH #141061 flooring replacement project at 8 Irving Street in the amount of \$9,207.40, and to designate Director Beaulieu as contract officer and Bryan Johannes as secondary contract officer.

HHA has signed up for the state employee retirement SMART plan. The state has requested electronic ACH payments for monthly contributions. Upon a motion by Sarah Cressy, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve monthly electronic ACH for employee contributions to the SMART plan.

June 19 (Juneteenth) is now a recognized state and federal holiday, but LHA boards must adopt the policy for individual housing authorities to recognize the holiday. Upon a motion by Sarah Cressy, duly seconded by Anne Marie Lourens, the Board voted 3-0-1 to add June 19 (Juneteenth) as a recognized paid holiday for HHA employees, and to add this holiday to the HHA personnel policy. Stephen Domenicucci abstained.

The Board agreed to move the next regular meeting from July 1 to July 8 at 6:30 p.m.

The Board discussed returning to in-person meetings. Commissioners Lourens and Cressy would like to stay remote; Commissioners Johannes and Domenicucci would like to return to in-person. All agreed to keep the meeting remote for July but revisit the topic at the July meeting.

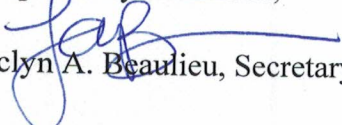
Commissioners engaged in discussion on the annual reorganization of the Board of Directors. Upon amotion by Sarah Cressy, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the following slate of officers for the next year:

Chairman	Bryan Johannes
Vice Chairman	Anne Marie Lourens
Treasurer	Stephen Domenicci
Commissioner	Sarah Cressy

The HHA tenant board member position on the HHA Board of Directors is being added for discussion and possible vote to the 6/21/21 Hudson Select Board agenda. Three interest forms were received by the town: James Ficco, Kenneth Briles, and Cynthia Janeiro-Ehlke. The position will be appointed by a vote of the Select Board for a one-year term.

Upon a motion by Sarah Cressy, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to adjourn at 9:12 p.m.

Respectfully submitted,

  
Jaclyn A. Beaulieu, Secretary

