



BHA Regular Meeting of the Board of Commissioners
April 20, 2021
Via Zoom
Minutes

BOARD MEMBERS PRESENT: Sandy Bessette- Chair; Sharyn Brush- Vice Chair; Chris Oldham; Lindsay Vajda- Secretary

ALSO PRESENT: Penny Taylor - Director of HCV / Section 8 Program; Lindsay Vajda- Acting Executive Director; Mary Gerisch.

TENANTS PRESENT: None

MEMBERS OF PUBLIC PRESENT: Kelly Carroll

A quorum being present, the Chair called the meeting to order at 5:34 p.m.

Agenda Item 1- Minutes of prior meeting:

After reviewing the draft Minutes of the prior meeting, and upon suggestion that it be inserted that Lindsay is now “Executive Director” instead of “Interim Executive Director”, and upon motion of Sharyn Brush, seconded by Chris Oldham, it was unanimously,

RESOLVED, that the Minutes from the March, 2021 Board of Commissioners meeting be approved as amended to become a permanent part of the records of the corporation.

Agenda Item 2- Public Comments

The Public Comments section was moved up on the agenda. Ms.Carroll explained that due to the tragedy of her daughter’s murder on the River Walk she has become concerned about the safety of those walking in that area, and the safety of Walloomsac residents. She explained that some of the residents, including Theresa and Walt Sabia had told her they were in fear of coming out of the building.

Ms. Carroll’s question was relative to the possible installation of cameras in that area, to make people feel more safe. She said she is aware that cost may be an issue, and if that is the reason cameras cannot be installed she is willing to do a “Go Fund Me” page for that purpose.

She also suggested that perhaps more police presence would make residents in Walloomsac feel safer. She suggested that police officers could use the common area of the building to do their paperwork in order to give them a more visible presence to the residents.

Lindsay explained that she had been in touch with Dack relative to the possibility of cameras aimed at the River Walk, and the possibility of tying them into our already installed camera surveillance system. Lindsay will keep Ms.Carroll updated on BHA’s progress in that area.

Lindsay further explained that police presence in the building would be welcomed if the police so desire, but that the common area is currently closed due to COVID, and BHA is discouraging tenants from congregating in that area as a best practice during COVID.

Sharyn Brush suggested the installation of motion sensitive lights in that area. Lindsay commented that installation of such lights might be quicker than camera installation, and that she will consult with Dack about this issue. Lindsay will keep the Board and Ms.Carroll updated.

Chris Oldham suggested Ms. Carroll approach the town relative to cameras as well, since the River Walk is their property.

The Board thanked Ms. Carroll for her concerns and comments.

Agenda Item 3. Executive Director Report:

Lindsay noted that the office staff is still not able to all be present in the office due to extension of the State of Emergency.

Sixty-Three (63) reminder letters were sent to tenants; delinquent amounts have decreased somewhat in the past month.

The State's Rental Stabilization Program has paid the remainder of rent monies applied for in December. Lindsay also explained that DCF is helping any family receiving any sort of Reach Up benefit to apply for rent, both past due and future. Lindsay has filled out the landlord portion of all of the requests that have come in so far.

The eviction moratorium has been extended again until the end of June. The one eviction unrelated to non-payment was filed but is still stalled due to the moratorium

Lindsay then updated the Board on the gardening grant (GIFT) BHA received. A notice was sent to all families, asking for registration by the end of April. Mary is following up, and Lindsay will send a second notice in the coming week to ensure maximum participation.

The Board was very pleased to hear from Lindsay that the audit was completed and there were no findings. The Board congratulated Lindsay on this major accomplishment.

Agenda Item 4- Staff Reports:

Section 8 Report: Penny updated the Board reporting that we now have available 185 PBV vouchers, 185 Section 8 vouchers. There are 16 Mainstream Vouchers still available for processing. She reported that there are currently 1 vacancy at Willowbrook and 4 vacancies at Brookside. There are also several tenants who are seeking to convert their PBV vouchers to Section 8 vouchers so that they may find their own apartments.

Agenda Item 5- Financial Reports

Lindsay presented the Financial Reports in a new format and is working toward making those reports more complete. She noted that the RAD reserves for the year are yet to be transferred. There was a brief discussion of the impact of the RAD conversion on financials.

The Board thanked Lindsay for these reports. Thereafter, upon motion by Sharyn seconded by Chris, it was unanimously

RESOLVED, that the Financial Reports submitted to the Board shall be and
are hereby, accepted as a permanent part of the records of the corporation.

Agenda Item 6- 5 Year plan

Lindsay explained that because of the RAD conversion, BHA no longer has to submit annual plans, but only five year plans. The plan submitted for Board approval is the same five year plan that was approved last year. It must be resubmitted this year, along with the Certificate of Compliance with Civil Rights Laws.

It was also noted that the Resident Advisory Board had reviewed this plan, and had no comments or requests for changes.

After brief discussion, it was, upon motion of Chris seconded by Sharyn, unanimously

RESOLVED, the the Five Year Plan be approved as submitted to the Board; and it was further

RESOLVED, the the Executive Director of BHA is hereby directed and authorized to sign the Civil Rights Compliance Certificate which accompanies that Plan; and it was further

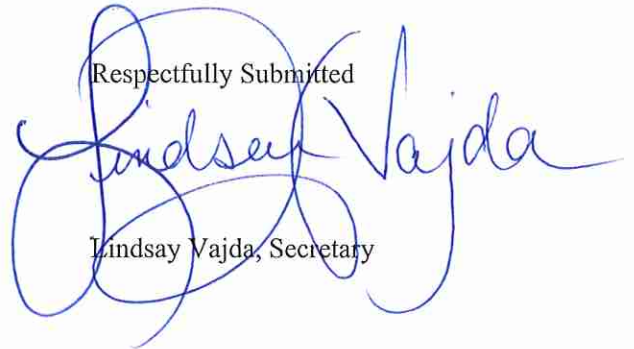
RESOLVED, that the Executive Director is hereby authorized and directed to file the Five Year Plan and accompanying certificate.

Agenda Item 7 - Next meeting date

There was discussion relative to the time of day of the meeting. After discussion, the next Board meeting was scheduled for Tuesday, May 25th, at 5:30 pm. It is anticipated that this meeting will take place via zoom.

There being no other business to be conducted, and upon motion of Sharyn, seconded by Chris, the meeting stood adjourned at 6:26 PM.

Respectfully Submitted

A handwritten signature in blue ink that reads "Lindsay Vajda". The signature is stylized with large loops and flourishes.

Lindsay Vajda, Secretary