

Bennington Housing Authority  
Minutes of a Regular Meeting  
Held on Monday, August 26, 2019  
At the Community Room of Beech Court Apartments  
[DRAFT to be approved at the September meeting]

Board Members Present: Sandy Bessette, Chair; Nancy Messina; Paul Walden; Sharyn Brush by proxy, Jonathan Ryan

Board Members Absent: None

Also Present: Dack Lauzon, Facilities Director; Lindsay Vajda, Director of Administrative services; Penny Taylor, HCV Program Director; Jade Taylor and Mary Gerisch Administrators;

The meeting was called to Order at 4: 33 PM by the Chair.

Agenda Item 1. Minutes of June 17 meeting

The minutes of the prior Board meeting which took place on June 17,2019, were reviewed. There being no corrections, the Chair entertained a motion by Nancy, seconded by Paul, by which it was unanimously

RESOLVED, that the Minutes of the June 17 Board meeting be accepted as written and be entered as a permanent part of the books and records of the corporation.

Agenda Item 2. Executive Director Report:

Jonathan presented the Executive Director's report. He noted that there were updates on the Town Path and that the Board may have to address the issue of a right of way in the future. He noted some of the issues involved, including the necessity of HUD permission. The Board thanked Jonathan for his comprehensive analysis and update of the situation.

Agenda Item 3. Staff Reports.

- a. Section 8: Penny Taylor detailed various updates, including the latest SEMAP performance score indicated that BHA is now a Standard Performer- an improvement from the prior assessment. It is hoped and believed that the scores will continue to increase.
- b. Facilities: Dak Lauzon updated the Board on the Capital Fund Plan. He noted that there were a few vacancies in the public housing campuses which are currently being renovated and will be ready for occupancy soon. Dack also updated the Board on the new picnic tables on various campuses, and the playground installation at Beech Court. It was also reported that Norris had won the bid on the security camera system, and West Oil was the lowest bidder on the fuel contract.
- c. Administration- Lindsay Vajda reported that an eviction had taken place as of this date, resulting in a writ of possession based upon a thirteen thousand (\$13,000.00) dollar delinquency that had accrued over the course of many years. She also noted that

there are families ready to lease up for several vacancies as soon as the maintenance is completed. Rent reviews on ongoing at all campuses.

The Board thanked the staff for their reports, and after some brief questions congratulated them on all of the updates.

Agenda Item 4- Proposed Resolution number #479- Approval of SEMAP certification.

After a discussion of the document involved, it was, upon motion of Nancy seconded by Paul, unanimously

RESOLVED, that Resolution #479 relative to the approval of the SEMAP certification is and shall be approved as proposed and attached, and shall be entered into the official books and records of the corporation.

Agenda Item 5 - Proposed Resolution #480 relative to the HUD RCC Agreement

After a discussion of the RCC contract for the RAD conversion, and having questions satisfactorily answered, the Board, upon motion of Paul seconded by Nancy, unanimously it was unanimously

RESOLVED, that the RCC contract with HUD is hereby authorized and approved and that the Organization should proceed with the RAD conversion under the terms of that agreement.

Agenda Item 6 - Proposed Resolution #481 relative to the formation of Bennington Housing Trust

After a discussion of the necessity and purpose of the corporation required for BHA to enter into HAP contracts, and after reviewing papers drafted by Attorney Celia Daly, it was, on motion by Nancy seconded by Paul, unanimously

RESOLVED, that the formation of Bennington Housing Trust according to the documents provided by the corporation's attorney is hereby approved; and it was further

RESOLVED, that the appropriate Board members and the corporation's Secretary are hereby authorized and directed to sign all documents necessary for the creation and operation of that subsidiary.

Agenda Item 7 - Financial Reports

This agenda item was tabled, and these reports will be sent by email to each Board member.

Agenda Item 8-Time and date of next meeting

The next meeting of this Board shall take place at the Brookside campus on September 16th at 4:30 PM.

Agenda Item 9 - There was discussion about security along the back fence of the Beech Court campus, and the potential placement of cameras in the alley behind that area.

Agenda Item 10- Public questions and comments- none

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There being no further business, the meeting, upon motion to adjourn made by Sharyn and seconded by Sandy was unanimously approved at 5:08 pm

Respectfully Submitted,

Jonathan Ryan, Secretary, Board of  
Commissioner