



BHA Regular Meeting of the Board of Commissioners
March 16, 2021
Via Zoom
Minutes

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

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

TENANTS PRESENT: None

A quorum being present; the Chair called the meeting to order at 5:31 p.m.

Agenda Item 1- Minutes of prior meeting:

After reviewing the draft Minutes of the prior meeting, and upon motion of Sharyn Brush, seconded by Nancy Messina, it was unanimously,

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

Agenda Item 2-Executive Director Report:

Lindsay noted that the office staff is still staff working from home.

Sixty-Six (66) reminder letters were sent to tenants; delinquent amounts have increased somewhat in the past month.

The State's Rental Stabilization Program has indicated that the remaining applications submitted by BHA in December will be paid within the next week. These amounts would make a substantial difference in the aggregate of back rental amounts owing by tenants. A few of the delinquent accounts listed are owing by tenants who have since moved out of their apartments.

The eviction moratorium has been extended, and therefore no court hearings are scheduled on any non-payment evictions. One eviction unrelated to non-payment was filed but is currently stalled due to the moratorium

BHA received a \$3,500.00 grant from Bennington College (GIFT: Gardening Is a Family Tradition) for individuals to raise various types of organic foods in their individual gardens. It is projected that fifteen (15) families will participate.

Agenda Item 3- Staff Reports:

Section 8 Report: Penny updated the Board reporting that we now have available 188 PBV vouchers, 188 Section 8 vouchers and 22 Mainstream Vouchers. She reported that there are currently 2 vacancies at Willowbrook and one vacancy 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.

Facilities Report: Dack noted that maintenance is still being performed as needed. The maintenance team is also working on some non-emergency work orders. They have finished making 3 apartments at Brookside ready for lease up.

Dack also noted that the repair to the Brookside balconies should begin this spring, and that the replacement of Beech Court siding is currently out for bids.

Agenda Item 4- Financial Reports

Lindsay presented the Financial Reports, and noted that they did not contain significant differences from the financial picture presented by the prior month's reports. She noted that contractor costs and legal fees are lower the past few months due to the COVID restrictions with which BHA must comply.

The Board thanked Lindsay for these reports, and there ensued a brief discussion relative to the formatting of the financial reports. Thereafter, upon motion by Chris seconded by Sharyn, it was unanimously

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

Agenda Item 5- 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, April 20th, at 5:30 pm. It is anticipated that this meeting will take place via zoom.

Agenda Item 6- Public Comments

There were no public comments as no members of the public were in attendance.

Agenda Item 7 - Other Business

There was no other business to be transacted.

Agenda Item 9- Executive Session for discussion of confidential Personnel matters

The open meeting was duly adjourned at 6:19 pm upon motion duly made and seconded to retire to Executive Session for discussion of a confidential Personnel matter.

Return to Open Session

The Board returned to Open Session whereupon it was unanimously resolved to extend a one year contract to Lindsay Vajda whose job title will be changed from Acting Executive Director to Executive Director of the BHA, the terms and conditions of which will be subject to review in one year.

There being no other business to be conducted, and upon motion of Paul, seconded by Sharyn, the meeting stood adjourned at 6:38 PM.

Respectfully Submitted


Lindsay Vajda, Secretary