



BHA Regular Meeting of the Board of Commissioners  
January 17, 2023  
Via zoom  
Minutes

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BOARD MEMBERS PRESENT: Sandy Bessette- Chair; Rose Morrison; Paul Walden; Lindsay Vajda- Secretary; Chris Oldham

NOT PRESENT: Sharyn Brush

ALSO PRESENT: Dack Lauzon Facilities Director, Mary Gerisch and Lindsay Vajda- Executive Director

TENANTS PRESENT: None

A quorum being present; the Chair called the meeting to order at 4:53 p.m.

Agenda Item 1- Minutes of prior meeting:

After reviewing the draft Minutes of the prior meeting, and upon motion of Chris, seconded by Rose, it was unanimously,

RESOLVED, that the Minutes from the November 15, 2022, Board of Commissioners meeting be approved to become a permanent part of the records of the corporation.

Agenda Item 2-Executive Director Report:

Lindsay reported that reminder letters were sent regarding delinquencies. The delinquencies are up drastically due to the expiration of VERAP for non-Reach Up tenants. 95 reminder letters were sent out in December, and another 84 were sent out in January. Of the delinquency letters sent, 22 of them will result in terminations on January 23, 2023. The delinquent accounts as of December 31, 2022 amounted to \$86,507.50

Reach Up money continues, and BHA received \$3,125.00 in December and \$4,433.00 in January from that program. The wind down of VERAP included payments of amounts owing prior to December 1, 2022 of \$1,546.00. There ensued a discussion on encouraging tenants who have been relying on VERAP for rental payments to budget differently, so that they are able to pay their rent without VERAP. Tenants who have delinquencies are also being encouraged to enter into payment arrangements on their balances to avoid termination. Several ideas were suggested, and Lindsay said she would speak with other organizations throughout the State to see what they are doing to handle this type of situation.

Housekeeping inspections continue to proceed, being made by Lindsay and Dack.

There are two Court evictions proceeding. One is based upon hoarding and failed inspections and the other is based upon numerous failed inspections and the presence of marijuana in the apartment.

Agenda Item 3- Staff Reports:

Facilities Report: Repairs of the few vacant apartments are also proceeding; his team is currently repairing two apartments to ready them for occupancy.

Annual inspections are beginning at Walloomsac and Brookside.

The bedbug issue seems to be improving, according to the bug inspections and treatment company.

Agenda Item 4- Financial Reports:

Lindsay reported that there is nothing unusual in the financial reports for the month- no major or unusual expenditures were made. The financials had been circulated prior to the meeting to give the Board time to review them.

After a brief discussion, it was, upon motion by Chris and seconded by Rose, unanimously

RESOLVED, that the financial reports attached hereto as Exhibit A are hereby accepted to be  
a permanent part of the records of the Corporation.

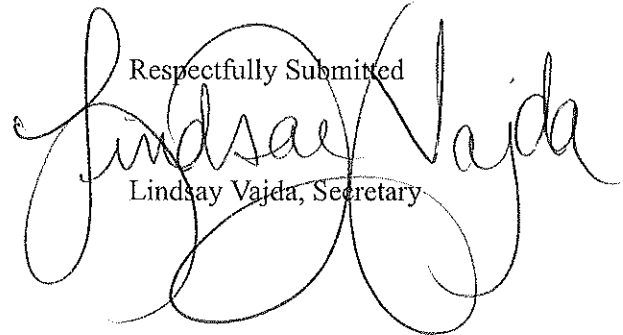
Agenda Item 5- Next meeting date:

There was discussion relative to the time and date of the next meeting. After discussion, the next Board meeting was scheduled for Tuesday, February 21st, at 4:45 pm. This meeting will take place on zoom unless the Board decides otherwise in the interim.

Agenda Item 6- Public Comments

No public was present to comment.

There being no further business to be transacted, and upon motion of Chris seconded by Paul, the meeting was adjourned 6:18 PM.

Respectfully Submitted  
  
Lindsay Vajda, Secretary