



BHA Regular Meeting of the Board of Commissioners  
February 21, 2023  
Via zoom  
Minutes

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BOARD MEMBERS PRESENT: Sharyn Brush - Vice-Chair; Rose Morrison; Paul Walden; Lindsay Vajda- Secretary; Chris Oldham

NOT PRESENT: Sandra Bessette

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

TENANTS PRESENT: None

A quorum being present; the Chair called the meeting to order at 4:50 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 January 2023, 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. BHA sent 84 reindeer letters in January and 77 reminder letters in February.

Economic services is still paying rent for some tenants who have not yet had 18 months of assistance. In January we received Four Thousand, Four Hundred and Forty Three Collars (\$4,433.00) on behalf of such tenants, and in February we received Three Thousand, Three Hundred and Ninety-Seven Dollars (\$3,397.00).

Housekeeping inspections are continuing with Lindsay and Dack. Some tenants have been added to the list due to hoarding or cluttering issues.

Lindsay then announced that we have a new attorney- Mike Munson- in light of Jim Malday's retirement. We have three or four eviction cases ready to proceed with his help.

As Executive Director, Lindsay was pleased to announce the completion of our third Audit with no findings. She will send the written copy of that successful audit to Board members as soon as she receives a hard copy from the Auditors.

It was also noted that Lindsay discussed incentive programs with other Housing Authorities and their Executive Directors. Consensus was that such programs had been tried before but did not produce the desired results. It was also noted that all other Housing Authorities are sending many reminder letters, and the hope is that tenants who are delinquent will pay before a court action is started.

There is currently one tenant paying her rent into court, per an Escrow Order. This money is not available to BHA until the case is over, or until the Judge orders its disbursement.

Tenants of BHA who are behind on rent are also being referred to BROC for payment of their delinquencies with HOP funds to avoid termination, and BROC will decide whether the tenant meets their criteria for disbursement of those funds.

Agenda Item 3- Staff Reports:

Section Eight Report:

Penny reported that Section 8 vouchers have increased somewhat to 196, whereas PBV vouchers have decreased due tenants moving etc. Mainstream vouchers are down somewhat to 42- mostly because of the lack of available apartments in Bennington.

She also reported that we currently have 11 HCV vouchers on the street, and 5 mainstream vouchers on the street.

Facilities Report: Repairs of the few vacant apartments are proceeding. His team is also continuing to work on the bed bug remediation. Currently Brookside is having the most difficulty. Much of the difficulty in remediation has to do with tenants not complying with the remediation efforts.

He also reported that this Spring the main projects will be painting the trim at Brookside, and continuing to fix the patios at Walloomsac.

Agenda Item 4- Financial Reports:

Lindsay reported that there is nothing unusual in the financial reports for the month, but noted that we will see a slight increase in legal fees due to increased retainer fees with our new attorney. 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.

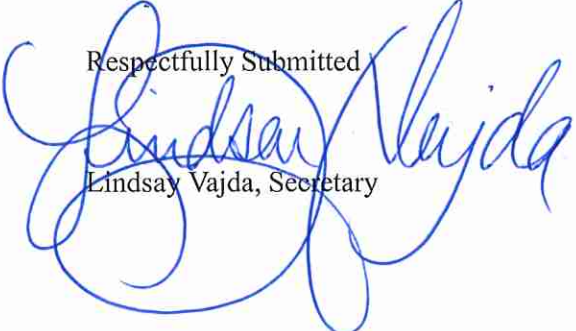
Agenda Item 5- Next meeting date:

There was discussion relative to the time and date of the next meeting. After discussion, the next Board meeting was scheduled for Tuesday, March 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 5:20 PM.

Respectfully Submitted  
  
Lindsay Vajda, Secretary

**NOTICE OF THE REGULAR MEETING OF THE  
COMMISSIONERS OF THE BENNINGTON HOUSING AUTHORITY**

**VIA ZOOM**

**TUESDAY, MARCH 28, 2023**

The Commissioners of the Bennington Housing Authority will meet in a regular meeting via zoom (a computer will be set up in the Willowbrook Community Room for members of the public who wish to join the meeting or they can join from home using the link on the date and time posted below) on Tuesday, March 28, 2023 at 4:45P.M.

**AGENDA**

1. Approve the minutes of the regular meeting of February 21, 2023
2. Executive Director report
3. Staff Reports
  - a. Section 8
  - b. Facilities
4. Financials
5. Set the date for the April 2023 meeting
6. Public questions, comments or concerns. **Limit 20 minutes**
7. Other Business
8. Executive Session - Executive Director Annual Review

**Topic: BHA Board of Commissioners Meeting**

**Time: Mar 28, 2023 04:45 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/5287894661?pwd=MTIRWFZMWGpHRERnWjZoazI4dFBkUT09>

**Meeting ID: 528 789 4661**

**Passcode: oversight**

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