



BHA Regular Meeting of the Board of Commissioners  
April 28, 2023  
Minutes Via Zoom

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BOARD MEMBERS PRESENT: Sharyn Brush - Vice-Chair; Chris Oldham; Rose Morrison; Lindsay Vajda-Secretary/Executive Director

NOT PRESENT: Sandy Bessette- Chair; Paul Walden

ALSO PRESENT: Penny Taylor, Director Section 8; Jade Taylor, Mary Gerisch

TENANTS PRESENT: Scott Fox, Linda Sousis and Dan Caron

A quorum not being present, but the Board wanting to discuss Tenant concerns, the meeting opened with Tenants' concerns, knowing that Sharyn would be late and a quorum would be present as soon Sharyn joined.

Agenda item 1- Tenant Concerns

The Board thanked the three tenants who were present at the meeting for their input. Two basic Tenant concerns were expressed. Both had been discussed by tenants with Lindsay prior to the meeting.

A. Parking situation at Willowbrook.

The Tenants are concerned because many tenants are not complying with the parking policy stated in the handbook and which is incorporated into the lease. Several of the problems include: 1. Households having more than the two cars which are allowed; 2. tenants parking in non-parking areas (such as on the curb); 3. parking trailers in the parking spaces, sometimes sideways taking up more than one space; and 4. unregistered and/or non-working vehicles taking up parking space.

Lindsay first informed the Board and Tenants are only allowed two registered, running cars per household.

There followed a discussion about the possibility of making parking stickers for each registered vehicle of a household, which would show the number of their apartment. In this way, if cars without stickers were there overnight, other tenants and Housing Authority personnel would know they did not belong to a tenant and have them towed. There was also discussion about guest stickers or registering a longer term guest's car with the office. It was decided that the Board would address this policy at its next meeting.

B. Cats wandering outside and being "baited" with food by certain tenants.

The next concern expressed by the tenants had to do with the number of cats outside. The cats are ruining tenant's property in their yards, either through excrement or scratching. The Pet Policy clearly states that cats (or dogs) are not allowed outside unless they are leashed. Two tenants said that some households are putting out food to attract any outdoor cat in the area, which adds to the problem.

All agreed that, not only does all of the above violate the Pet Policy, but it enhances the feral cat problem the neighborhood is facing.

It was decided that if a tenant sees a cat outdoors, unleashed, and can identify the cat's owner, that tenant will report the owner to the Housing Authority office. The office will keep record of these complaints (which are lease violations) and establish a paper trail for further action. Lindsay will also consult with other Housing Authorities to see if they have found any helpful solutions to this problem.

The Board thanked the tenants present for their important input and encouraged their future participation.

## 2. Meeting Call to Order

Sharyn Brush, Vice Chair, having joined the meeting during the above discussion, and a quorum now being present, the meeting was formally called to order at 5:24 by the Vice Chair.

## 3. Minutes of prior Board Meeting

After a brief discussion, it was noted that after the March 2023 went into Executive Session, they came back, opened the meeting, and resolved to give the Executive Director an eight (8%) percent increase for the coming fiscal year. After noting this amendment, it was, upon motion of Chris seconded by Rose, unanimously

RESOLVED, that the Minutes from the March 2023 Board Meeting, as amended, are hereby approved to become a permanent part of the Minute and record of the BHA.

## 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 an extra expenditure in April because it was necessary to spend Forty-One (\$41,000.00) Thousand Dollars to fix the hot water system at Willowbrook.

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 Rose and seconded by Chris, unanimously

RESOLVED, that the financial reports attached hereto as Exhibit A for the month of March 2023 are hereby accepted to be a permanent part of the records of the Corporation.

## Agenda Item 5- New Board Members

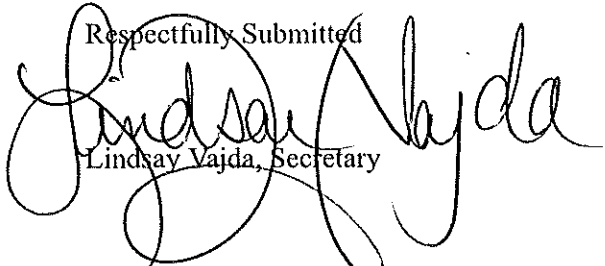
It was noted by Chris that his term is up on this Board. The Board thanked him for his insight and participation. It was noted that the Selectboard will be appointing a new Board member at their May meeting, so that new Board Member will be present at the next meeting.

It was also noted that the Board needs a new tenant representative on the board, since Paul Walden, although he is still a Board Member, has purchased his own home. Lindsay and Penny will send out notices to all tenants requesting that if they are interested in serving on the board, they contact the BHA office.

## Agenda Item 6- 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, May 16th, at 4:45 pm. This meeting will take place on zoom unless the Board decides otherwise in the interim.

There being no further business to be conducted, the meeting stood adjourned at 5:45 PM

Respectfully Submitted  
  
Lindsay Vajda, Secretary