



BHA Regular Meeting of the Board of Commissioners  
December 11, 2023  
4:45 PM  
Willowbrook Community Room  
Minutes

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BOARD MEMBERS PRESENT: Sharyn Brush- Vice Chair, Rose Morrison; Nancy Balconis, Paul Walden and Lindsay Vajda- Secretary/Executive Director

BOARD MEMBERS ABSENT: Sandy Bessette

ALSO PRESENT: Penny Taylor; Dack Lauzon; Jade Taylor; and Mary Gerisch.

TENANTS PRESENT: Scott Fox

A quorum being present, the Vice Chair called the meeting to order at 4:53 PM.

1. Minutes of Prior Board Meetings

The minutes for the October 2023 Board meeting having been circulated in advance, and there being no further discussion or corrections, it was, upon motion by Nancy, seconded by Paul, unanimously

RESOLVED, that the Minutes from the October, 2023 Board meeting are hereby approved to be a permanent part of the records of the corporation, attached hereto as Exhibit A.

2. Executive Director Report

Lindsay reported that in November One Hundred and Fourteen (114) reminder letters were sent, and in December Ninety-Four (94) such letters were sent.

Housekeeping Inspections with Dack have been progressing, with a few of those taking place at Willowbrook.

Relative to Court proceedings: There is scheduled an Escrow hearing tomorrow, a bench trial this coming Thursday, and two (2) escrow hearings are scheduled for January. As of today, Lindsay is proceeding with filing three (3) more eviction complaints.

Lindsay also informed the Board that thirty (30) PBV vouchers for the Hale project in Bennington at the old High School have been applied for. There is an email which she received approving those vouchers.

Updates relative to drug issues on our campus included a discussion of the hope to eliminate drug trafficking at all campuses. BHA received a congratulatory letter from Paul Jardine for these efforts.

It was also noted that Auditor Kevin Edwards has completed the file review and approved all folders of the organization.

### 3. Staff Reports

Section 8 Report. Penny was happy to report that the reports to PICS were entirely without errors, amounting to an accuracy rate of One Hundred (100%) percent,

She also noted that there are currently One Hundred and Ninety-Seven (197) Section 8 tenants leased up as of December 11, 2023. There are also One Hundred and Eighty-Four (184) Project Based Voucher tenants leased up as of that date. As to Mainstream Vouchers, there are Forty-Nine (49) tenants leased up as of that same date. Landlord payments totaled Two Hundred and Twenty-One Thousand, Eight Hundred and Thirty-Eight Dollars and Ninety (\$221,838.90) cents as of December 11, 2023. There are currently Twelve (12) Sec 8 HCV vouchers on the street. Three (3) apartments are available at Willowbrook, and Two (2) apartments available at Walloomsac. There are no apartments available at Brookside or Beech court.

All family involvement programs at Willowbrook and Beech Court remain unchanged.

Facilities Report. Dack described the team's continuing efforts to complete the work on empty apartments. He demonstrated to the Board his team's success at renovating one of the apartments from which a tenant was evicted for hoarding by showing photos (attached as Exhibit B) of the renovation.

Dack reported that all repairs which had been noted in the November 28, 2023 inspections had been finished. The Maintenance Team continues to work on the vacant apartments to get them ready for rental, as well as to work on a reasonable accommodation granted to a tenant for an accessible shower.

Updates on completed work include: (1) the painting of all trim at Beech Court is completed, and (2) the installation of new ground floor patios at Walloomsac is completed.

It was also reported that the bedbug and roach issue is improving.

### 4. Financial Reports:

The Financial Reports having been circulated in advance of the meeting and attached hereto as Exhibit C, it was, upon motion by Rose seconded by Paul, unanimously

RESOLVED that the financial reports submitted as Exhibit C be accepted as submitted to be a permanent part of the minutes and records of the corporation.

### 5. Resolution Number 508- Replacement of Brookside Balconies

A proposal had been circulated in advance of the meeting regarding replacement of the balconies at Brookside, which currently need repair and cause leaks. The proposal, attached as Exhibit D, allows the use of One Hundred and Thirty Thousand (\$130,000.00) Dollars from the reserve funds to be used for that purpose.

After discussion of the amounts in the reserve fund that were available, it was, upon motion of Paul Seconded by Nancy, unanimously

RESOLVED, that Resolution Number 508 "Approval of the use of Replacement Reserve Funds for Brookside Balcony Repair" is hereby approved, and the amount of Two Hundred and Ten Thousand (\$210,000.00) Dollars shall be used from the reserve to make those repairs. This Resolution is to be implemented immediately and to become A permanent part of the records of Bennington Housing Authority.

6. Pet Policy

The current pet policy had been circulated in advance of the meeting (Exhibit E). There is an ongoing problem with cats being let outside to roam free, which is a violation of that policy. There is also an issue of cats not being spayed or neutered as is also required by that policy.

It was discussed that the One Hundred Dollar (\$100.00) pet deposit could be hindering compliance, and that BHA will let tenants know that the pet deposit can be made in payments, instead of all at once.

There was further discussion as to enforcement issues and difficulties. The subject was tabled, and Lindsay will check in with other Housing Authorities to see how they enforce pet policies. This discussion will continue at the next regularly scheduled Board meeting.

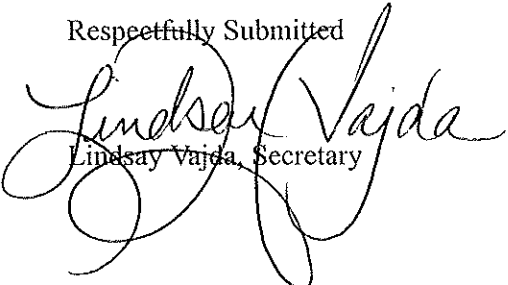
7. Public Questions- Scott Fox also had questions on the Pet Policy enforcement, and will await the results of Lindsay's research.

8. Other Business None.

9. The next Board of Commissioners meeting will take place on January 22, 2024, in person, at the Willowbrook Community Room at 4:45 PM.

There being no further business to be conducted, the meeting was, upon motion of Rose seconded by Nancy, adjourned at 5:42 PM.

Respectfully Submitted



Lindsay Vajda, Secretary

