



BHA Regular Meeting of the Board of Commissioners
May 22, 2024
4:45 PM
Willowbrook Community Room
Minutes

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

BOARD MEMBERS ABSENT: Nancy Balconis, Sandy Bessette

ALSO PRESENT: Dack Lauzon; Penny Taylor; Jade Taylor

TENANTS PRESENT: Scott Fox ; Connor Fox

A quorum being present, the Vice Chair called the meeting to order at 5:19 PM.

1. Minutes of Prior Board Meetings

The minutes for the April 15, 2024 Board meeting having been circulated in advance, and there being no further discussion or corrections, it was, upon motion by Paul, seconded by Sharyn, unanimously

RESOLVED, that the Minutes from the April 2024 Board meeting are hereby approved as submitted to be a permanent part of the records of the corporation, attached hereto as Exhibit A.

2. Executive Director Report

Lindsay reported that in April Ninety-Five (95) reminder letters were sent, and in May Eighty-Four (84) such letters were sent. Some of the May letters included repair or maintenance charges that were just recently posted.

Housekeeping Inspections with Dack have been progressing. Yard inspections with Amber have started at Beech Court and Willowbrook. Relative to the yards already inspected, there was improvement over last year.

Relative to Court proceedings: There were three (3) rent escrow hearings for the non-payment actions. Two of the cases have Legal Aid representing them on a limited appearance basis. BHA is awaiting a trial date in the pending lease violation case, in which case the tenant is also represented by Legal Aid..

Total delinquencies in May were Forty-Four Thousand (\$44,272.00) Two Hundred and Seventy-two Dollars. Some of this money is because tenants are paying money into court escrow accounts, which has not yet been released.

3. Staff Reports

Section 8 Report. Penny noted that there are currently Two Hundred (200) Section 8 tenants leased up . There are also One Hundred and Eighty-Seven (187) Project Based Voucher tenants leased up to date. As to Mainstream Vouchers, there are Forty-Eight (48) tenants leased up to date. There are currently Twelve (12) Sec 8 HCV vouchers and One (1) Mainstream voucher on the street. Two (2) apartments are available at Willowbrook and One (1) at Brookside. It is becoming more and more difficult for voucher holders to find apartments.

CPARB (Community Policing Advisory Review Board) held a listening session at the Willowbrook Community Room, and will also hold one at Beech Court.

Facilities Report. Dack's report described the team's continuing efforts to complete the work on empty apartments. Three (3) of the apartments were in very bad condition when the tenant left, and basically needed to be renovated. Two of those apartments are finished, and the third one is currently in progress. Two more apartments which were not in bad condition have been done - one in Brookside and one at Willowbrook.

The bedbug/roach situation is improving. There are currently Twelve (12) units on scheduled rotation for inspections/treatments; Five (5) of those are at Brookside and Eight (8) are at Willowbrook. .

The work at Brookside is proceeding well, although the presence of all of the trucks needed does limit parking in the Brookside parking lot.

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 Paul seconded by Rose, unanimously

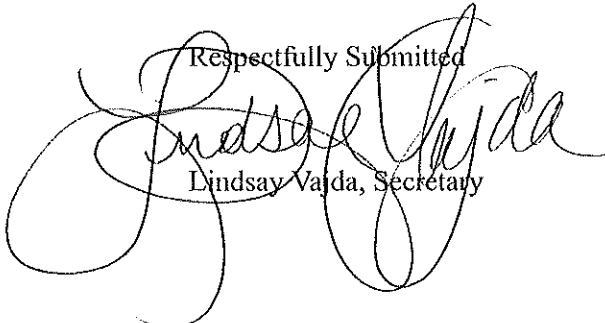
RESOLVED that the financial reports submitted as Exhibit B be accepted as submitted to be a permanent part of the minutes and records of the corporation.

5. Public Questions-None.

6. Other Business None.

8. Next Meeting: The next Board of Commissioners meeting will take place on June 17, 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 Paul seconded by Rose, adjourned at 5:44 PM.

Respectfully Submitted

Lindsay Vajda, Secretary