



BHA Regular Meeting of the Board of Commissioners
June 16, 2025
4:45 PM
Willowbrook Community Room
Minutes

BOARD MEMBERS PRESENT: Sancy Bessette- Chair; Sharyn Brush- Vice Chair; Paul Walden; Lindsay Vajda- Secretary/Executive Director

BOARD MEMBERS ABSENT: Nancy Balconis; Rose Morrison

ALSO PRESENT: Dack Lauzon; Penny Taylor; Jade Taylor; Ron Hachey

TENANTS PRESENT: None

A quorum being present, the Chair called the meeting to order at 4:56 PM.

1. Minutes of Prior Board Meetings

The minutes for the May 2025 Board meeting having been circulated in advance, and there being no further discussion or corrections, it was, upon motion by Sharyn , seconded by Paul, unanimously

RESOLVED, that the Minutes from the May 5, 2025 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 May Eighty-Five (85) reminder letters were sent to tenants relative to rent due, and in April Eight-Six (86) such letters had been sent.

Two tenants with pending eviction cases are currently paying rent into Court escrow. One status conference is upcoming, and that tenant has been paying into Court escrow.

Lindsay is beginning the SEMAP review and filing the appropriate documents with HUD. We have achieved the status of "High Performer" on the last few SEMAP reviews.

The Auditors will likely be visiting in November to complete the year end audit review.

Lindsay is currently accepting applications from persons interested in the open job that Amber previously had. She is collecting resumes and will be scheduling interviews soon.

Delinquent accounts for the end of May 2025 amount to Fifty-three Thousand, four Hundred and Fifty Eight Dollars (\$53,458.13) and Thirteen Cents. This figure includes rents paid into Court Escrow which have not yet been disbursed by the Court, as well as a large check from BROOC for a number of people in various circumstances which has not yet been posted. There ensued a discussion of Court Escrow payments and how that situation functions in terms of when BHA gets those payments.

3. Staff Reports

Section 8 Report. Penny noted that there are currently One Hundred and Eighty-Seven (187) Section 8 tenants leased up as of today. There are currently One Hundred and Eighty-Six (186) Project Based Voucher tenants leased up. As to Mainstream Vouchers, there are Forty-Eight (48) tenants leased up as of today.

There are no vouchers on the street, but there is one (1) remaining to be issued. There is one (1) apartment available at Willowbrook; Two (2) apartments available at Brookside; and one (1) apartment available at Walloomsac.

The aggregate payment made to landlords for the month are Two-Hundred and Forty-Four Thousand, Nine Hundred and Seventy-One (\$244,971.00) Dollars.

Annual reviews and Interim reviews for PBV and Section 8 vouchers are continuing.

As to trainings, everyone took a three-day "Are you Ready for HOTMA?" training and a Narcan training. Penny also took training on: "How to manage problematic behavior of the homeless".

As to programs, DREAM and Easter Seals, continue at both Willowbrook and Beech Court Community Rooms.

Facilities Report.

Dack reported that work orders are continuing, as well as work on the vacant apartments to prepare those apartments for lease up.

Dack and Lindsay are continuing inspections.

Infestations of roaches and bed bugs continue, but are on the decline at all campuses.

The installation of the balconies at Walloomsac has begun. Brookside balcony ceiling work has also begun, and the shingle replacement at Beech court will begin soon.

Since Terry has retired, Dack is in the process of hiring a new staff member for his team. Terry will continue to work part time.

4. Financials

Lindsay presented the Financial Reports and noted that they contain no unusual expenses. After a brief discussion, and upon motion by Sharyn, seconded by Paul, it was unanimously

RESOLVED, that the Financial reports attached hereto as Exhibit B are accepted as submitted, to be a permanent part of the records of the Bennington Housing Authority.

5. Resolution #517- Approval of FY 2026 Budget

The proposed Budget having been circulated in advance of the meeting, Lindsay highlighted that there was an increase in funding from last year, partially due to the savings on the employee healthcare coverage. After a brief discussion, it was, upon motion Sharyn, seconded by Paul, unanimously

RESOLVED, that Resolution #517, the Approval of the annual budget for fiscal year 2026,

Attached hereto as Exhibit C, is hereby approved to be implemented immediately.

6. Resolution #518- Approval of FY 2025 Write-Off of Uncollected Debt

This proposed Resolution was circulated in advance of the meeting. Lindsay emphasized that this Resolution does not eliminate the debt owing the BHA by tenants, but rather takes that amount off the books of BHA. It was, upon motion of Sharyn, seconded by Paul, unanimously

RESOLVED, that Resolution number 518, attached hereto as Exhibit D, and writing off debts for FY 2025 in the mount of Eight Thousand, Four Hundred and Seventy-One Dollars (\$8,471.37) and Thirty Seven Cents is hereby approved and implemented.

7. Public Questions- None

8. Next Meeting: The next Board of Commissioners meeting will take place on July 14, 2025, in person, at the Willowbrook Community Room at 4:45 PM.

9. Other Business: Lindsay asked Ron Hachey to introduce himself. Ron is one of the new members the Selectboard has appointed to the BHA Board. Ron's five (5) year term will begin at the July Meeting. The Board expressed its gratitude for Ron's service. It was also announced that Shirley Adams will be the other Board member beginning in July; Shirley has been appointed to a one (1) year term. Nancy Balconis has resigned from the Board, and the Selectboard will appoint a new person to fill the "Tenant Representative" position.

There being no further business to be conducted, the meeting was adjourned on motion of Sharyn at 5:30 PM.

Respectfully Submitted



Lindsay Vajda, Secretary