



BHA Regular Meeting of the Board of Commissioners
September 15, 2025
4:45 PM
Willowbrook Community Room
Minutes

BOARD MEMBERS PRESENT: Sancy Bessette- Chair; Scott Fox, Shirley Adams; Ron Hachey; Lindsay Vajda- Secretary/Executive Director

BOARD MEMBERS ABSENT: Sharyn Brush

ALSO PRESENT: Penny Taylor; Jade Taylor; Dack Lauzon

TENANTS PRESENT: Ashley Raleigh and David Raleigh

A quorum being present, the Chair called the meeting to order at 4:42 PM.

1. Minutes of Prior Board Meetings

The minutes for the July 14, 2025 Board meeting having been circulated in advance, and there being brief discussion, it was, upon motion by Scott, seconded by Shirley, unanimously

RESOLVED, that the Minutes from the July 14, 2025 Board meeting attached hereto as Exhibit A are approved to be a permanent part of the records of the corporation.

2. Executive Director Report

Lindsay reported that in August Eighty-Six (86), and in September Eighty-Eight (88), reminder letters were sent to tenants relative to balances due.

Two tenants with pending eviction cases are currently paying rent into Court escrow. These cases have begun the process to release some of the escrow funds to BHA. In another case a rent escrow hearing is currently scheduled to take place in October. Lindsay also noted that an additional four to six (4-6) termination letters will be sent soon.

Housekeeping inspections are proceeding. Dack and Lindsay reported that a couple of households have come off the monthly inspection list, due to compliance with all housekeeping issues. There will probably be a couple of more apartments added to that monthly inspection list.

The SEMAP review has been filed with HUD, and BHA is currently awaiting their response.

BHA was also notified that the new NSPIRE standards effective date has been extended to February 1, 2027. Our Staff has already taken the trainings and become certified in those inspection standards.

3. Staff Reports

Facilities Report.

Dack reported that they are working on one vacant unit, and continuing to complete work orders. Housekeeping inspections are also continuing.

The balcony replacement at Walloomsac has begun.

Annual inspections at Brookside are beginning, and the Beech Court inspections are completed.

A contract to replace the shingles at Beech Court has been sent out for bids and has been awarded. This matter had already been included in the annual budget.

Section 8 Report. Penny noted that there are currently One Hundred and Eighty (180) Section 8 tenants leased up as of today. There are currently One Hundred and Eighty-Nine (189) Project Based Voucher tenants leased up. As to Mainstream Vouchers, there are Forty-Six (46) tenants leased up as of today.

There are no vouchers on the street or available.

The aggregate payment made to landlords for the month is Two-Hundred and Forty-One Thousand and Fifty-Two (\$241,052.00) Dollars.

Rent reviews at Brookside are completed, and those same reviews are beginning at Walloomsac.

4. Financials

Financials will be sent out to Board Members by email within the next couple of days.

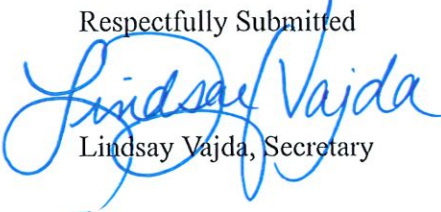
7. Public Questions- None

8. Next Meeting: The next Board of Commissioners meeting will take place on October 20, 2025, in person, at the Willowbrook Community Room at 4:45 PM.

9. Other Business: None

There being no further business to be conducted, the meeting was adjourned on motion of Scott seconded by Shirley at 5:12 PM.

Respectfully Submitted



Lindsay Vajda, Secretary