



BHA REGULAR MEETING OF THE BOARD OF COMMISSIONERS
May 18, 2026 1:00 pm
Willowbrook Community Room
MINUTES

BOARD MEMBERS PRESENT: Sandy Bessette, Chair; Sharyn Brush Vice Chair; Ron Hachey; Scott Fox

NOT PRESENT: Shirley Adams

ALSO PRESENT: Lindsay Vajda, Secretary/Executive Director; Dack Lauzon; Penny Taylor

PUBLIC PRESENT: Patrick and Wendy Magin

A quorum being present, the meeting was called to order by Sandy Bessette, Chair, at 1:00 PM.

1. PUBLIC COMMENTS: None

2. Minutes from Prior Meeting:

The Minutes from the prior meeting having been circulated in advance, it was, upon motion by Sharyn seconded by Scott unanimously

RESOLVED, that the Minutes of the April meeting as amended (attached hereto as Exhibit A) shall be and are hereby approved to be a true and accurate part of the permanent records of the Bennington Housing Authority.

3. Executive Director Report:

Lindsay reported that Seventy-Two (72) reminder letters were sent in April 2026. This is a decrease from the prior month.

Dack and Lindsay are continuing housekeeping inspections; in some instances the Town is also participating.

There are currently Two (2) tenants ordered to pay rent into Court escrow. One tenant has almost paid off the balance owing by making payments into Court. There is a Bench Trial scheduled for this tenant, but the litigation may be dismissed if the balance is paid off by the time of that hearing. The second tenant was ordered to pay rent to Court but has only made One (1) payment in the Six (6) months since payments were ordered. That case is proceeding

Lindsay has completed the Hoarding class. She is encouraged because some of the techniques she learned are working well for a tenant at Brookside.

Lindsay also noted that the number of delinquent accounts is decreasing, and the amount reflected in her report does not include the approximately Seven Thousand (\$7,000.00) Dollars which are currently in Court Escrow.

There followed a discussion about debts to be written off at the end of the fiscal year, which will include about Nine Thousand (\$9,000.00) Dollars owing from tenants for whom writs have been issued.

4. Staff Reports:

a. Section 8 Report:

Penny reported that there are currently One Hundred and Sixty-Three (163) Section 8 tenants leased up as of 5/18/2026; there are One Hundred and Eighty-Eight (188) project based voucher tenants leased up as of that same date. There are also Thirty-Nine (39) Mainstream Voucher tenants leased up as of 5/18/2026.

An aggregate of Two Hundred and Thirty-Five Thousand, Six Hundred and Sixty (\$235,660.00) Dollars was paid to landlords as of 5/18/2025.

There are currently 5 HCV and 5 Mainstream vouchers available.

The only available apartments are: One (1) at Willowbrook and One (1) at Walloomsac.

Penny and Lindsey Woodie are working to get the newly required birth certificates for all tenants.

Lindsey Woodie is also working to update the pet file information for all PBV tenants.

Penny is working on the Annual and Interim PBV and Section 8 Reviews. The Walloomsac reviews have just begun.

Penny and Lindsey Woodie are continuing to get the mandated birth certificates for tenants on all programs.

A training on HOTMA implementation was taken.

The programs of Dream and Easter Seals continue in the Willowbrook and Beech Court community rooms, but for summer Easter Seals will not use those rooms due to the Dream summer program.

b. Facilities Report:

Dack reported that there are currently Two (2) vacant units and they are expecting One (1) more vacancy soon.

The Annual inspections at Willowbrook were completed and Three Hundred and (305) Five new smoke/CO2 detectors were installed to replace those which had expired.

Green Mountain Power has suggested installing a different sort of LED bulb in the Willowbrook street lights to enhance visibility.

The new cameras at Willowbrook are scheduled to begin installation next week.

5. Financials:

Lindsay had circulated the financial statements in advance of the meeting. She noted that there were no unusual or unexpected expenses. After brief discussion it was, upon motion of Sharyn seconded by Ron, unanimously

RESOLVED, that the financial statements attached hereto as Exhibit B are hereby accepted as an accurate reflection of the spending and finances for Bennington Housing Authority.

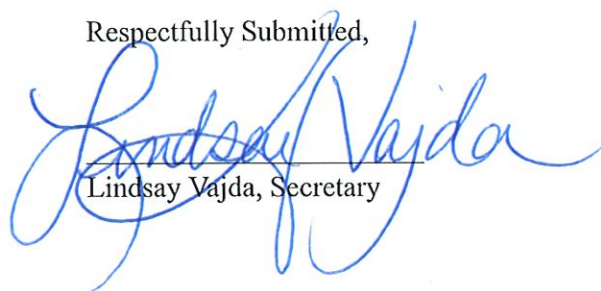
6. Next Meeting:

The next Board of Commissioners meeting will be held in person, in the Willowbrook Community Room on June 15, 2026 at 12:00PM.

7. Other Business: None

There being no further business to be transacted, and upon motion of Scott seconded by Sharyn the meeting stood unanimously adjourned at 1:33 PM

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Lindsay Vajda", is written over a horizontal line. The signature is fluid and cursive.

Lindsay Vajda, Secretary