



BHA REGULAR MEETING OF THE BOARD OF COMMISSIONERS

July 20, 2026 12:00 pm

Willowbrook Community Room

MINUTES

BOARD MEMBERS PRESENT: Ron Hachey; Scott Fox ; Shirley Adams

NOT PRESENT: Sandy Bessette and Sharyn Brush

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

PUBLIC PRESENT: None

A quorum being present, the meeting was called to order at 12:00 PM.

1. Minutes from Prior Meeting:

The Minutes from the prior meeting having been circulated in advance, there were a few minor amendments to the proposed minutes. It was, upon motion by Scott seconded by Shirley unanimously

RESOLVED, that the Minutes of the June 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.

2. Executive Director Report:

Lindsay reported that Sixty-Nine (69) reminder letters were sent out for June. Seventy-One (71) such letters were sent out in July.

Dack and Lindsay are continuing housekeeping inspections. In one of the weekly inspections they are accompanied by the tenant's workers from Sunrise and DCF. That tenant is currently having her boyfriend live there, and the couple were notified that if that boyfriend does not move out the tenant will get a termination notice. Other tenants who normally do not complain about anything have been filling out complaint forms about the boyfriend's behavior.

Lindsay also noted that there are currently Three (3) tenants paying rent into court. The Beech Court tenant who was scheduled for a Bench Trial signed a stipulation to settle the matter and is paying the back rent on a specific schedule. If any payment is missed that tenant will be terminated.

Lindsay also detailed that this past month she sent out Four (4) Termination Letters for non-payment. Two (2) of those tenants paid their arrearages. Lindsay is ready to move forward with the Two (2) others.

Lindsay is currently making audit preparations, and starting the SEMAP review process to close out the fiscal year. Delinquent accounts will total approximately Fifty-Five Thousand, Seven Hundred and Fifty-Six (\$55,756) Dollars after the Court Escrow payments are received.

3. Staff Reports:

a. Section 8 Report:

Penny reported that there are currently One Hundred and Sixty-Five (165) Section 8 tenants leased up as of 7/20/2026; there are One Hundred and Eighty-Eight (188) project based voucher tenants leased up as of that same date. There are also Forty (40) Mainstream Voucher tenants leased up as of 7/20/2026.

An aggregate of Two Hundred and Thirty Thousand, Four Hundred and Five (\$230,405.00) Dollars was paid to landlords as of 7/20/2026.

There is currently One (1) HCV voucher available. There are Four (4) Mainstream vouchers available.

The only available apartments are Two (2) at Willowbrook.

Penny continues working on the Annual and Interim PBV and Section 8 Reviews.

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

Lindsey Woodie continues updating pet registrations.

The summer program of Dream has started.

Easter Seals is using the room as needed.

b. Facilities Report:

Dack reported that they are preparing apartments at Willowbrook. Several families have changed size and are being moved to other apartments within Willowbrook.

Dack sent out the request for fuel bids for the upcoming year.

He also noted that the elevator repair funds are likely to be a large amount and will need approval.

4. Financials: None to present yet

5. Public Comment: none

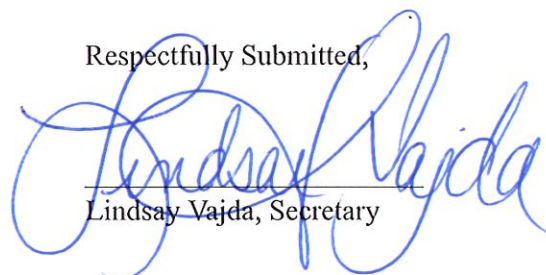
6. Next Meeting:

The next Board of Commissioners meeting will be held in person, in the Willowbrook Community Room on August 24, 2026 at 12:00PM.

7. Other Business: None

There being no further business to be transacted, and upon motion of Shirley seconded by Scott the meeting stood unanimously adjourned at 12:30 PM

Respectfully Submitted,



Lindsay Vajda, Secretary