



BHA REGULAR MEETING OF THE BOARD OF COMMISSIONERS
August 24, 2026 12:00 pm
Willowbrook Community Room
DRAFT MINUTES

BOARD MEMBERS PRESENT: Ron Hachey; Scott Fox ; Shirley Adams ; Sandy Bessette, Chair; Scott Fox

NOT PRESENT: Sharyn Brush

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

PUBLIC PRESENT: None

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

1. Minutes from Prior Meeting:

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

RESOLVED, that the Minutes of the July meeting (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 Seventy-Five (75) reminder letters were sent out for August. Seventy-One (71) such letters were sent out in July.

Dack and Lindsay are continuing housekeeping inspections. Lindsay brought a “before” and an “after” photo of one of the apartments that had been a hoarding issue, which has been improving consistently. The tenant is planning out each time what he will do before the next inspection, and is doing much better. The two pictures were taken a couple of months apart with the first one being at the beginning of the inspections. Lindsay has congratulated him on his good work, and she believes the improvements will continue. Other inspections continue.

Lindsay also noted that there are currently Four (4) tenants paying rent into court. The total amount they have paid into Court is Twelve Thousand, Four Hundred and Fifty-Six (\$12,456.00) Dollars. There are a couple of status conferences upcoming. One of the tenants made the first payment into escrow, but has failed to make the second. That same tenant never filed an answer, despite having been granted an extension to do so. Lindsay will file for a Writ of Possession due to lack of payments from that tenant.

Lindsay also detailed that this past month she sent out Three (3) Termination Letters. She also noted that delinquent accounts will total approximately Sixty-Six Thousand, Eight Hundred and Eighty-Eight (\$66,888.00) Dollars after the Court Escrow payments are received.

Lindsay also applauded the success of the DREAM program this past summer. Attendees were divided into a number of groups, with each group doing different activities at different times. The participants from Beech Court were picked up by DREAM and brought to Willowbrook, due to the Beech Court Community Room's lack of air conditioning. Approximately Thirty (30) youth participated in that DREAM program.

3. Staff Reports:

a. Facilities Report:

Dack reported that his team continues to work on vacancies. Two apartments at Elderly/Disabled campuses had residents move to care homes. Two families in Willowbrook switched their apartments due to a change in the number of bedrooms needed.

Dack has received proposals from elevator companies, and is awaiting receipt of an additional bid. All of them will be very expensive. The existing estimates for one elevator replacement at Brookside is approximately One Hundred and Eight-Seven Thousand (\$187,000.00) Dollars. His team is trying to decide which replacements/repairs should be made immediately and which can be postponed or modified. The estimates include the elevator door closure issues at Walloomsac. Dack estimates that by the next meeting he will have a bid proposal to bring to the Board for approval.

He also noted that BHA has signed a fuel oil contract for this year at the rate of Three Dollars and Sixty-Nine (\$3.69) Cents per gallon.

He has also received the estimate for the playground equipment/repairs to the Lower Willow Park Playground from Game Time. This job would include replacing three (3) slides and monkey bars, as well as curating the required 27" by 30" inch fall zone. The estimate is approximately Twenty-Five Thousand (\$25,000.000) Dollars for equipment and installation. They expect the equipment to be delivered by the end of this month.

4. Financials:

The financials for the fiscal year end having been circulated in advance of the meeting, and after a brief discussion it was, upon motion of Ron seconded by Shirley, unanimously

RESOLVED, that the financials as submitted (Exhibit B) are hereby accepted to be a permanent part of the records of the Bennington Housing Authority.

5. Resolution # 521- FY 2026 SEMAP Certificate

The Resolution to approve the filing of the year end SEMAP report having been circulated in advance, and with the acknowledgement that this document must be filed with HUD by 8/29/2026, it was, upon motion of Scott seconded by Shirley, unanimously

RESOLVED, the the SEMAP year end report attached hereto as Exhibit C is hereby approved for filing as submitted.

6. Public Comment: none

7. Next Meeting:

The next Board of Commissioners meeting will be held in person, in the Willowbrook Community Room on September 21, 2026 at 12:00PM.

8. Other Business: None

There being no further business to be transacted, and upon motion of Shirley seconded by Ron the meeting stood unanimously adjourned at 12:39 PM

Respectfully Submitted,

Lindsay Vajda, Secretary