

HOLLISTON HOUSING AUTHORITY
492 Washington Street, Cole Court
Holliston, MA 01746
Tel. 508-429-6226 Fax 508-429-2507
Email: Holliston.ha@verizon.net

Regular Meeting of Holliston Housing Authority
Place: Community Room
Date: September 19, 2018
Time: 6:00 pm

Roll Call – Present Karen Bowles
 Anthony Damigella, arrived @ 6:07 PM
 Thomas Dumas
 K. Robert Malone

Absent Hayley Fetrow

Others Present: Paul Landers, Janet Bibo
 Cynthia Rodenhiser, Jane Derrick, Darlene Johnson, Della Miles, Residents

Minutes:

- Motion by Thomas Dumas to approve the minutes of August 15, 2018, as presented, seconded by K. Robert Malone
- **Vote: 3-0**

Account Payables Warrant:

- Motion by K. Robert Malone to approve the accounts payables as of September 19, 2018, seconded by Thomas Dumas
- **Vote: 3-0**

Correspondence:

- a. Resident Meeting with Rita in attendance
Paul, went over departing day with Rita and tenants. Good crowd, Rita was great.
Questions were asked and answered

All fire alarms were tested today.

Paul along with the Framingham Housing Police Liaison will go introduce themselves to the Chief of Police and Fire Chief.

Tom, letter came in from DHCD accepting the Framingham/Holliston Contract effective August 1, 2018 through July 31, 2019,

Old Business:

- a. Heat pumps/air conditioner for 667 development

Paul, Rita worked on this project very hard, I cannot promise you that is going to happen anytime soon. The electrical infrastructure here does not meet today's code, the cost is extremely high. DHCD took a step back from this project, no promises.

- b. Update on windows for 667 development

This project should be done 1st or 2nd week in November.

6:07 PM Anthony Damigella arrived

- c. Update on conversion of trash

We converted to Lawrence Waste our new trash vendor. Tenants said it was an awful change over, Republic would not leave. Discussion on the trash corals.

- d. Update on Kitchen Modernization, Project 136031, 667 development

Time line for the start of this project is December. 15 kitchens, one handicap

New Business:

Paul, Capital Plan (CIP), it goes out 5 years. When Rita did her plan she absorbed a lot of money in the paving project, that didn't leave much for next year. She had \$9600 for shed at families. The shed was \$1600 so we have \$8,000 left, we need to make a revision to the plan. Two immediate projects that need to be done. 1. Trash coral area and 9 storm doors up at the family units. Price for storm door installation would be \$4200. I'm still working with Reliable Fence for trash coral. My thought is we make a revision and do these projects. We also have money in reserves. Not your reserves from DHCD in case of catastrophic disaster, your other reserve. Tom, it's the land lease money. Town had given us land on Marshall Street, they wanted it for soccer so in exchange they gave us land up behind town hall, we entered into a land lease we get "x" amount of money that goes into a separate account. A generator is needed for community room. This money is not on the financial statements because it would affect the subsidy, DHCD is aware of it. It is recorded as restricted income.

Board would like bank statements; one for money held in reserve account mentioned above, how much money is in there and then discuss what to do with it. They request all bank statement given quarterly, and signature cards updated for banks or Tom could obtain from Rick a separate statement that would show asset and interest income. Tom will have a conversation with Rick, the board would like to discuss this with him.

Paul, with this money the four things I believe the board should consider are:

1. Air conditioner to be fixed in community room
2. Generator
3. Painting of the white shingle buildings
4. Porches up at the families.

These 4 things will not be touchable without tapping into other funding. We will ask DHCD if they have any initiative money for the generator.

Tom, write your request for CPC, go to town meeting, use for generator.

Tom, long ago we formed the Holliston Housing Development Corporation. I believe it is sitting in limbo with some money. If there is money left in there it should be converted back to Holliston Housing Authority. We can resurrect the corporation; two board members from this board can be on that board.

CIP \$9600.00 remaining funds

- Motion by Thomas Dumas to allow Paul Landers to act on behalf of the board to revise the RCAT plan to spend the \$9,600 with the priority for the trash corals and the 9 storm doors, seconded by K. Robert Malone
- **Vote: 4-0**

Other Business:

Residents

Cynthia Rodenhiser, Jane Derrick, Darlene Johnson, Della Miles

Questions and concerns were discussed

Board Meeting date:

- The next regular board meeting is scheduled for October 10, 2018 @ 6:00 PM
- Board would like preliminary copy of warrant in board packages then updated warrant for meeting
- No further business to come before the board: motion by Thomas Dumas to adjourn the meeting at 7:03 pm, seconded by Kevin Robert Malone
- **Vote: 4-0**

