

HOLLISTON HOUSING AUTHORITY  
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Regular Meeting Minutes of Holliston Housing Authority  
Place: Community Room  
Date: September 29, 2021  
Time: 6:05 pm

**1. Roll Call – Present** Fred Bray  
Thomas Dumas  
Hayley Fetrow  
Anthony Damigella

**Others Present:** Paul Landers, Janet Bibo, Jenna Milne, Jaime A. Smith and 5 tenants

Chairman of the board spoke, Kevin Robert Malone resigned from the board on September 2, 2021, the state will appointment a new member.

**2. Minutes:**

- a. Upon roll call vote, motion by Commissioner Dumas, to approve the minutes of August 11, 2021, seconded by Commissioner Damigella.

**Roll call vote: 4-0**

**3. Account Payables Warrant:**

Upon roll call, motion by Commissioner Damigella to approve the account payable warrants as of September 29, 2021, seconded by Commissioner Bray.

**Roll call vote: 4-0**

**a. Jenna Milne - Financial Update**

Jenna is here to go over Year End which was voted on last month.

- ❖ At 34.1% DHCD wants to see us at 35% we are close. Reserves will continue to grow.
- ❖ Solar net metering will help the bottom line as well.
- ❖ Heavy in the maintenance - only over by 5%.
- ❖ Section 8: we made \$34,000 last year. \$19,735 was covid money. We were able to increase that reserve and will continue to do so.
- ❖ Budget Guidelines just came out, already working on budget. Will get 4% overall.
- ❖ Discussed exception to maintain heat pumps.
- ❖ Paul, we had a meeting today with DHCD to go over the management agreement, was approved. Jenna was instrumental. We need to re-vote next month

**4. Vacancy Report**

**5. Old Business:**

None

## **6. New Business:**

- a. Presentation and motion to approve Lodestar Energy Contract (Board Vote)

Jamie A. Smith is here from Lodestar, Lodestar has over 30 housing authorities.

Advantages:

- No cost, solar farm
- Discounted, clean, solar energy
- Day one savings with no upfront costs
- No use of your property or buildings
- Zero changes to your current electricity purchasing
- DHCD approved contract
- Savings of \$9,600 estimated for first year
- Construction in spring, finish in summer

Upon roll call vote, motion by Commissioner Dumas, to approve the Lodestar Energy Contract, seconded by Commissioner Bray.

**Roll call vote: 4-0**

## **7. Other Business**

- a. Paul Landers:

- ❖ Meeting with DHCD tomorrow they want to give us more money for family development to replace stairways and entrances.
- ❖ Received switch for community room.

- b. Section 8:

- c. Holliston Housing Development Corp. –

Tom, Warren Chamberlain was voted on the board today.

## **8. Other appropriate Business to come before the board**

## **9. Residents**


Residents having problems with kitchen sink cabinets warping from the new thermostats, moisture! We will look into. Also, discussed some plumbing issues.

## **10. Next Board Meeting: October 13, 2021**

- No further business to come before the board: Upon roll call vote, motion by Commissioner Dumas, seconded by Commissioner Bray, it was voted to adjourn the meeting at 6:45 PM.

**Roll call vote: 4-0**

Respectfully Submitted



Paul O. Landers, Executive Secretary