

HOLLISTON HOUSING AUTHORITY
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Holliston, MA 01746
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Regular Meeting Minutes of Holliston Housing Authority
Place: Community Room
Date: August 17, 2022
Time: 6:06 pm

1. Roll Call – Present Fred Bray
Anthony Damigella
Hayley Fetrow
Absent Thomas Dumas
Others Present: Paul Landers, Janet Bibo and 7 tenants

2. Election of Officers:

Chair
Vice Chair
Treasurer
Assistant Treasurer
Member

Election of Officers was put on hold until next month.

3. Minutes:

- a. Upon vote, motion by Commissioner Bray, to approve the minutes of July 13, 2022, seconded by Commissioner Damigella.

Vote: 3-0

4. Account Payables Warrant:

Upon vote, motion by Commissioner Bray to approve the account payable warrants as of August 17, 2022, seconded by Commissioner Damigella.

Vote: 3-0

Paul spoke: Craft Powers taking over generator maintenance.

5. a. Year End Financials – June (Board vote).

Paul discussed financials; they don't look great:

- We are at 20% not great, working to bring that number back up.
- DHCD gave us more funding for empties, too much money being spent on empties. Had to buy appliances, etc.
- No solar funds yet, which would help.
- State funding is tight, no flexibility, add inflation!
- Discussed Splits (Heater/AC's), they were free, yet Maintenance agreement is \$10,000
- Spoke on Family Project, porches, low bidder kept putting in Change Orders which brought price above and beyond. Job is stopped at this time. There is a meeting next week, DHCD involved.

Upon vote, motion by Commissioner Damigella to approve the 2022 Year End Financials as presented, seconded by Commissioner Bray. **Vote: 3-0**

- b. Motion to approve Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws (Board vote).

Upon vote, motion by Commissioner Damigella to approve the Certification of Compliance with Notification Procedures for State Lead Paint Laws, seconded by Commissioner Bray. **Vote: 3-0**

- c. Motion to approve Top Five Highest Paid – State (Board vote).

Upon vote, motion by Commissioner Bray to approve the Top Five Highest Paid, seconded by Commissioner Damigella. **Vote: 3-0**

- d. Motion to approve TAR (Tenant Accounts Receivable) Report (Board vote).

Upon vote, motion by Commissioner Bray to approve the TAR (Tenant Accounts Receivable) Report, seconded by Commissioner Damigella. **Vote: 3-0**

6. Vacancy Report – two empties

7. Old Business:

8. New Business

9. Other Business

- a. Paul Landers: Discussed hallway floor project
- b. Section 8

10. Other appropriate Business to come before the board –

11. Residents


- Complaint on air conditioner filters being cleaned. Paul, trying to get maintenance contract for maintenance on them. An expensive cost we don't have.
- Complaint on sewer covers that were taken off put back, little bugs everywhere and smell.
- Furniture/beds left by side of garage.

12. Next Board Meeting: September 14, 2022

No further business to come before the board: Upon vote, motion by Commissioner Bray, seconded by Commissioner Damigella, it was voted to adjourn the meeting at 6:50 PM.

Roll call vote: 3-0

Respectfully Submitted



Paul O. Landers, Executive Secretary