

HOLLISTON HOUSING AUTHORITY
492 Washington Street, Cole Court
Holliston, MA 01746
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Email: Holliston.ha@verizon.net

Regular Meeting Minutes of Holliston Housing Authority
Place: Community Room
Date: October 12, 2022
Time: 6:15 pm

- 1. Roll Call – Present** Fred Bray
Anthony Damigella, arrived @ 6:19 PM
Carl Damigella
Thomas Dumas
Hayley Fetrow
Others Present: Paul Landers, Janet Bibo, Jenna Milne and 6 tenants

- 2. Election of Officers:**
Chair
Vice Chair
Treasurer
Assistant Treasurer
Member

Will vote item 2 at end of meeting

3. Minutes:

- a. Upon vote, motion by Commissioner Dumas, to approve the minutes of September 14, 2022, seconded by Commissioner Bray.

Vote:

3 Ayes, 1 Abstain

4. Account Payables Warrant:

Upon vote, motion by Commissioner Dumas to approve the Account Payable Warrants as of October 12, 2022; seconded by Commissioner Bray.

Vote: 4-0

6:19 PM Commissioner Anthony Damigella arrived

5. Financials

- a. 2023 Budget (Board vote)

Jenna Milne, Fee Accountant is here to present budget:

- Goal is to get reserves up to 35%

- Once net metering comes through that will help
- Administrative Salaries: 5% increase
- FHA not increasing their management fee
- DLI rates increase in labor costs.
- Retirement went up 16%
- Health Insurance goes up every year
- Need to cut back on non-routine expenses & appliances
- Had lots of turnovers last year, which lowered our reserve

Upon vote, motion by Commissioner Dumas to approve the 2023 Budget; seconded by Commissioner Bray.

Vote: 5-0

6. Vacancy Report

2 vacancies

7. Old Business:

Family units: Kneeland Construction

- Received ARPA Funding
- Cut trees
- Painting stairways
- Safety fence
- Paint doors
- Took out arborvitaes
- Masonry
- One back stairway Framingham will do in house. Our intension was to add that on in the end, that did not happen.

8. New Business

9. Other Business

a. Paul Landers:

- Waiting on parts for new automatic doors for main office
- Kraft Power is our new vendor for the generator

b. Section 8

10. Other appropriate Business to come before the board – None

2. ELECTION OF OFFICERS:

Chair
Vice Chairman
Treasurer
Assistant Treasurer
Member

Upon vote, motion by Commissioner Anthony Damigella, seconded by Commissioner Carl Damigella, it was voted to appoint Commissioner Fred Bray, Chairman of the Board; the ayes and nays were as follows.

Vote: 5-0

Upon vote, motion by Commissioner Thomas Dumas, seconded by Commissioner Anthony Damigella, it was voted to appoint Commissioner Hayley Fetrow, Vice Chairman of the Board; the ayes and nays were as follows.

Vote: 5-0

Upon vote, motion by Commissioner Hayley Fetrow, seconded by Commissioner Fred Bray, it was voted to appoint Commissioner Thomas Dumas, Treasurer of the Board; the ayes and nays were as follows.

Vote: 5-0

Upon vote, motion by Commissioner Hayley Fetrow, seconded by Commissioner Fred Bray, it was voted to appoint Commissioner Anthony Damigella, Assistant Treasurer of the Board; the ayes and nays were as follows.

Vote: 5-0

ELECTION OF OFFICERS:

Chair	Fred Bray
Vice Chairman	Hayley Fetrow
Treasurer	Thomas Dumas
Assistant Treasurer	Anthony Damigella
Member	Carl Damigella

11. Residents

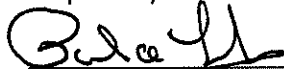
- Traffic Light: residents requesting us to write a letter to the Select Board which the tenants will all sign.
- Asked about move-outs and who pays for all the things left behind. We do.

12. Next Board Meeting: November 9, 2022

No further business to come before the board: Upon vote, motion by Commissioner Carl Damigella, seconded by Commissioner Anthony Damigella, it was voted to adjourn the meeting at 7:16 PM.

Roll call vote: 5-0

Respectfully Submitted



Paul O. Landers, Executive Secretary