

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 Minutes of Holliston Housing Authority
Place: Community Room
Date: April 12, 2023
Time: 6:01 pm

- 1. Roll Call – Present** Fred Bray
Anthony Damigella
Carl Damigella
Thomas Dumas
Hayley Fetrow
Others Present: Paul Landers, Janet Bibo, Jenna Milne via phone and 9 tenants.

2. Minutes:

Upon vote, motion by Commissioner Thomas Dumas to approve the March 15, 2023, minutes, seconded by Commissioner Carl Damigella

Vote: 4-0

Abstain: 1

3. Account Payables Warrant:

Upon vote, motion by Commissioner Anthony Damigella to approve the Account Payable Warrants as of April 12, 2023; seconded by Commissioner Thomas Dumas

Vote: 5-0

4. Financials (Jan & Feb)

5. Vacancy Report

6. Old Business:

7. New Business

- a. Motion to approve Change Order for zero dollars: (Board vote)
-Change Proposal #: 136051-CP-0006 Contract time

Upon vote, motion by Commissioner Thomas Dumas, to approve Change Order for zero dollars: -
Change Proposal #: 136051-CP-0006 Contract time; seconded by Commissioner Anthony Damigella.

Vote: 5-0

b. Motion to approve 2023 Budget Revision (Board vote)

Jenna, reasons for revision:

- \$11,100 received from DHCD to help pay for maintenance on heat pumps.
- New DLI rates effective April 1st. 5% increase effects last quarter of the year.
- Increased electricity
- Money for gas on vacant units
- Increased maintenance materials
- Increased property insurance
- Increased appliances
- DHCD approved up to \$35,000 for maintenance coverage in case someone is out on sick leave.
- Section 8 audit costs \$16,000, a lot of money for a small agency. Required because our HAP (Housing Assistance payments) funds are higher. It's a highly regulated program, not many audits do section 8, their costs are up. We have never had to have a section 8 audit, we had one in 2021 because of covid cares money. Two options: keep in Holliston or let Framingham Absorb Section 8. If ever absorbed, you can't get them back. Holliston residents would lose priority if Holliston losses section 8. Something to think about.

Upon roll call vote, motion by Commissioner Thomas Dumas, to approve the 2023 Budget Revision; seconded by Commissioner Anthony Damigella.

Vote: Fred Bray
Anthony Damigella
Carl Damigella
Thomas Dumas
Hayley Fetrow

8. Other Business

a. Paul Landers:

- Floor projects go out to bid end of month.
- Painting, DHCD slow for architects. Waiting for approval for painting of buildings and front doors.
- Prisoners here this week
- Families: paving project, parking lot
- Discussed trash outside of buildings.
- spoke about applying for grant for gardens.

b. Section 8 –

9. Other appropriate Business to come before the board –

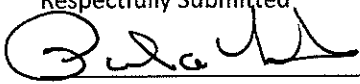
10. Residents

11. Next Board Meeting: May 10, 2023

No further business to come before the board: Upon vote, motion by Commissioner Thomas Dumas, seconded by Commissioner Carl Damigella, it was voted to adjourn the meeting at 6:55 PM.

Roll call vote: 5-0

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Paul O. Landers", written over a horizontal line.

Paul O. Landers, Executive Secretary