

Bennington Housing Authority  
Minutes of a Regular Meeting  
Held on Monday, November 18, 2019  
At the Community Room of the Walloomsac Apartments

Board Members Present: Sandy Bessette, Chair; Nancy Messina, Sharyn Brush, Jonathan Ryan

Board Members Absent: Paul Walden

Staff Also Present: Lindsay Vajda, Director of Administrative Services; Penny Taylor, HCV Program Director; Dack Lauzon, Director of Facilities; Jade Taylor, Administrator; Mary Gerisch, Compliance Specialist

Tenants also present: Louise Mattison

The meeting was called to Order at 4:45 PM by the Chair.

Agenda Item 1.

The minutes from the prior meeting were reviewed and discussed. After that brief discussion it was, upon motion made by Sharon and seconded by Nancy, unanimously

RESOLVED, that the Minutes of the October meeting be approved as submitted to become a permanent part of the records of the corporation.

Agenda Item 2. Executive Director Report:

The Executive Director report contained many updates for the board, including:

- a. All RAD requirements have been met, all papers submitted, and the RAD conversion process is closed. As of December 1, the official conversion occurs. The Board expressed its thanks to the management team who worked so hard to get this accomplished.
- b. It was announced that a new Auditor will begin serving BHA as of January, 2020, and BHA expects the auditors to visit the premises on January 26th through Jan 28th. These auditors were selected by strict compliance with HUD procurement practices.
- c. Relative to the ongoing lawsuit over the Brookside construction, Jonathan informed the Board that the architect has now been joined as a defendant.
- d. The issue of the capital funds reclaimed by HUD for fy 2019 has been completed. Unfortunately HUD denied our appeal and is in fact keeping those funds. A risk cost assessment revealed that the cost of going to Administrative Court to appeal would probably exceed the entirety of the funds seized, even if we did win the suit.
- e. Financially the Board was given the good news that the reserves are currently up 35 thousand dollars over what the budget projected. Similarly, the expenses are about 77 thousand dollars less than projected

The Board thanked Jonathan for all of the updates and for answering all of their questions about each issue.

Agenda Item 2. Staff Reports.

- a. Section 8: Penny Taylor - Penny submitted a comprehensive written report relative to voucher updates, SEMAP scores (which were excellent) and program updates. She

also noted that the FSS funds not used many years ago were recently discovered by HUD. Penny will be filing a three year waiver asking that HUD not yet recapture the funds.

- b. Facilities: Dack Lauzon- Dack reported that there are currently 4 vacancies. He noted that the RAD conversion inspections performed by independent HQS experts were completed, and that all deficiencies are currently being corrected. Dack also updated the Board on the playgrounds at Beech Court: the large playground is finished and the small playground is almost completed.
- c. Administration- Lindsay Vajda reported that BHA had been very busy with the RAD conversion. During the past month, there has also been one eviction and one court damages hearing for former tenants.  
Lindsay also explained that tenants who currently have a balance owing will not be subsidized due to the RAD conversion; instead they will pay the contract rent amount.

The Board thanked the staff for their reports, and after some brief questions congratulated them on all of the updates.

#### Agenda Item 4- Resolution number 483- new RAD AOP

The Board had some questions regarding the Resolution adopting the new policy for the Admittance and Occupancy under the RAD conversion. After all questions were answered, and upon motion by Sharon seconded by Nancy, it was unanimously

RESOLVED, that Resolution number 483, as attached hereto, shall be and is hereby adopted as the policy of the Bennington Housing Authority relative to occupancy under the RAD conversion.

#### Agenda Item 5 - Resolution number 484- Section 8 Administrative Plan

After brief discussion, and upon motion by Sharon duly seconded by Nancy, it was unanimously

RESOLVED, that Resolution number 484, the updated Section 8 Administrative Plan is hereby adopted as the official policy of the Bennington Housing Authority relative to all HCV vouchers, as written and attached hereto as Exhibit B.

#### Agenda Item 6 - Resolution number 485- BHA/BHTI leasing agreement

After reviewing the proposed lease of all BHA premises to the Bennington Housing Trust Inc, the Board, upon motion of Nancy seconded by Sharon, unanimously

RESOLVED, that the lease contained in REsolution number 485 and attached hereto as Exhibit C is and shall be approved to lease all premises currently owned by the Bennington Housing Authority to the Bennington Housing Trust Inc.

#### Agenda Item 7 - Date for next meeting

The Board will hold its next regular meeting on January 27th at the Willowbrook campus.

#### Agenda Item 8 - Other Business

It was noted that the Board is in need of a Vice Chair due to a resignation of a member. After discussion of the duties of the Vice Chair, it was, upon motion by Sandy seconded by Nancy, unanimously

RESOLVED, that Sharon Brush is and shall be the Vice Chair of the Board of the Bennington Housing Authority Commissioners and shall have all of the power and duties attendant to that office according to the By Laws of the organization.

Agenda Item 9 - Public Comments

There was a question about rent due in December by Louise Mattison, which was answered by Lindsay.

There being no further business, the meeting, upon motion to adjourn made by Sharon and seconded by Sandy the meeting was adjourned at 5:45 pm

Respectfully Submitted,

Jonathan Ryan, Secretary,  
Board of Commissioner