

Bennington Housing Authority  
Minutes of a Regular Meeting  
Held on Monday, September 16, 2019  
At the Community Room of the Brookside Apartments

Board Members Present: Sandy Bessette, Chair; Paul Walden, Sharyn Brush, Jonathan Ryan

Board Members Absent: Nancy Messina

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

Tenants also present: Rose Aiken, Patrick Magin, Wendy Magin, Fred Maher  
Linda Davis, Carolyn Cone

The meeting was called to Order at 4:40 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 Paul, unanimously

RESOLVED, that the Minutes of the prior 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. Based upon the latest HUD evaluation, Jonathan announced the good news that the SEMAP and RASP items are closed. BHA is expecting a letter from HUD closing out all concerns/problems.
- b. Also according to the latest HUD evaluation, the Public Housing of BHA is now a "standard performer" (versus "troubled"), and the REAC evaluation showed BHA to be a "high performer", as did the Section 8 evaluation. The Board expressed its congratulations to Lindsay, Dack, and Penny for the improvement of HUD ratings!
- c. Jonathan explained the problems with the pedestrian pathway, and the various issues involved in BHA's inability to fully embrace the Town's plan without HUD approval.
- d. The new security camera system is currently being installed at Willowbrook, which will make the tenants feel much safer. The package for the installation also came in at a cost of \$30,000.00 below the budget.
- e. The Beech Court playground installation is finished and is extremely popular with the children at Beech Court.
- f. The litigation involving the contractors at Brookside has been updated to now enjoin the architectural firm.
- g. BHA is anticipating an end of October closing on the RAD conversion.
- h. There is not an update on the NextSun contract but we continue to save money on electric bills through that contract.

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

Agenda Item 3. Staff Reports.

- a. Section 8: Penny Taylor - Penny submitted a comprehensive written report and was congratulated by the Board for having achieved high performer status for the BHA Section 8 program.
- b. Facilities: Dack Lauzon- Dack was not present.
- c. Administration- Lindsay Vajda reported that BHA had had 4 successful evictions; sent warning letters to all tenants who are behind on their rent in order to get accounts current for the RAD conversion; and reported on the success of the HUD visit. BHA currently has vacancies in two 4-bedroom units at Willowbrook and one at Beech Court.

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

#### Agenda Item 4- Willowbrook/Applegate path

This agenda item was tabled as no one from BCRC was able to attend this meeting for an update.

#### Agenda Item 5 - Financial Reports

Financial reports were reviewed and accepted by the Board

Agenda Item 6 - Time and date of next meeting-October 21, 4:45 pm at the Walloomsac campus.

#### Agenda Item 7 - Other business-none

#### Agenda Item 8 - Public questions and comments-

Fred Maher expressed his congratulations at the BHA staff were doing such a good job.

Wendy Magin said she has been at Brookside for 20 years and wondered about getting carpeting replace Jonthan asked her to call the Housing Authority so that they could have a discussion of what needs to be done.

There followed some discussion of reasonable accommodations as to flooring, and the sorts of doctor's notes that were needed to support such request.

There being no further business, the meeting, upon motion to adjourn made by Sharyn and seconded by Paul the meeting was adjourned at 5:37 pm

Respectfully Submitted,

Jonathan Ryan, Secretary,  
Board of Commissioner