



BHA Regular Meeting of the Board of Commissioners
March 22, 2022
Via Zoom
Minutes (Draft)

BOARD MEMBERS PRESENT: Sandy Bessette- Chair; Sharyn Brush, Chris Oldham, Paul Walden, Rose Morrison, Lindsay Vajda- Secretary

ALSO PRESENT: Penny Taylor - Director of HCV / Section 8 Program; Dack Lauzon Facilities Director, Lindsay Vajda- Executive Director; Mary Gerisch; Jade Taylor

TENANTS PRESENT: None

A quorum being present; the Chair called the meeting to order at 4:45 p.m.

Agenda Item 1- Minutes of prior meeting:

After reviewing the draft Minutes of the prior meeting, and upon motion of Chris, seconded by Sharyn, it was unanimously,

RESOLVED, that the Minutes from the February, 2022 Board of Commissioners meeting be approved to become a permanent part of the records of the corporation.

Agenda Item 2-Executive Director Report:

Lindsay reported that 61 reminder letters were sent this month regarding delinquencies, which is down somewhat from the prior month. BHA has received \$12,309.00 in tenant rent from DCF, which tenants are on Reach-Up. BHA has 76 tenants in the VERAP program (not including Section 8 tenants) ,and has received \$290,867.00 from VERAP.

Delinquent accounts are up a bit to \$31,922.00 from last month.

Housekeeping inspections continue to proceed. Lindsay and Dack have had some success with a “room by room” approach with some of the tenants who have hoarding disorders. They are now improving somewhat on housekeeping, and the hope is that the improvement will continue.

A Court date has been set for March 28th on the eviction case which seeks termination of the lease for drug activity. It will be a virtual hearing.

Lindsay was very pleased to let the Board know that there were no findings on the recent audit.

It was also noted that the Willowbrook office opened to the public on March 14, 2022.

Agenda Item 3- Staff Reports:

Section 8 Report: Penny updated the Board reporting that BHA has 193 Section 8 vouchers, 189 PBV vouchers and 41 Mainstream vouchers, as well as 12 vouchers on the street, of which 10 are Mainstream vouchers.

Pet documentation continues to be updated.

She also reported that she and Jade are still helping SASH to distribute lunches to Willowbrook tenants each week, and the other programs taking place in the community rooms are ongoing.

Facilities Report: Dack noted that there are several vacancies on the various campuses. Three of the vacant apartments are finished and await inspections within the next day or two.

Dack also gave an update on the cameras on the various campuses, and tying them into the broader system. Twelve new cameras will be installed on the upper floors of Walloomsac, and Thirteen at Brookside. The camera systems on the ground floor and at the doors continue to operate efficiently.

There was a discussion about safety issues by members of the Board, and that topic will be put on an upcoming agenda.

Agenda Item 4- Financials

The financials contain no expenses that are out of the ordinary. The camera work is just starting, and the lowest bid, which was accepted, for the camera work was \$46,265.00. That was the only non-routine expense.

After brief discussion, and upon motion by Sharyn seconded by Chris, it was unanimously

RESOLVED, that the financial reports as submitted be and are hereby accepted to be a permanent part of the minutes and records of BHA.

Agenda Item 5-Next meeting date

There was discussion relative to the time of day of the meeting. After discussion, the next Board meeting was scheduled for Tuesday, April 19th, at 4:45 pm. This meeting will take place in the Community room at Willowbrook.

Agenda Item 6- Public Comments

There were no public comments as no members of the public were in attendance.

There being no further business to be transacted, and upon motion of Sharyn seconded by Paul, the meeting was adjourned 5:25 PM.

Respectfully Submitted

Lindsay Vajda, Secretary