



BHA Regular Meeting of the Board of Commissioners
April 19, 2022
Willowbrook Community Rom
Draft Minutes

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

NOT PRESENT: Chris Oldham, Paul Walden

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

TENANTS PRESENT: Antoinette Bourdon

A quorum being present; the Chair called the meeting to order at 4:47 p.m.

Agenda Item 1- Minutes of prior meeting:

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

RESOLVED, that the Minutes from the March, 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(March) and 58 (April) reminder letters were sent regarding delinquencies, which is down somewhat from the prior month. BHA has received \$14,281.00 in tenant rent from DCF in April; 25 tenants are on Reach-Up. BHA has 79 tenants in the VERAP program (not including Section 8 tenants) ,and has received \$349,145.00 from VERAP.

Delinquent accounts continue to fluctuate, depending upon the date VERAP payments are received, and the length of time VERAP takes to adjust rent amounts which are increased.

The tenant portal is now set up, so that tenants may make payments electronically.

Housekeeping inspections continue to proceed, being made by Lindsay and Dack.

The Court case for termination of the lease for drug activity has been settled, and the tenant involved must vacate the premises no later than July 31, 2022. The eviction for non-payment, involving a tenant who has exceeded the limit for VERAP payments, has begun, with an eviction letter being sent to that tenant.

Agenda Item 3- Staff Reports:

Section 8 Report: Penny updated the Board reporting that BHA currently has 10 Mainstream vouchers on the street, and that those are the only remaining Mainstream vouchers to be given out. She also noted that there are currently 9 Section 8 vouchers on the street.

Pet documentation continues to be updated.

Penny also reported that she, Jade and Mary 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 currently two vacant apartments, on which work is being completed prior to leasing them up with new tenants. He is also starting the Biennial inspections with Tiffany from Vermont State Housing Authority; 4 of the inspections will be at Beech Court, and 15 will be at Willowbrook.

He also reported that there are currently stoves and refrigerators being replaced in several apartments.

Agenda Item 4- Financials

The financials contain no expenses that are out of the ordinary. There was brief discussion of delinquencies,

After that discussion, and upon motion by Sharyn seconded by Rose, 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 and date of the next meeting. After discussion, the next Board meeting was scheduled for Tuesday, May 17, at 4:45 pm. This meeting will take place in the Community Room at Willowbrook.

Agenda Item 6- Public Comments

Antoinette Bourdon, a Walloomsac tenant, discussed several issues with the Board, including concerns about:

1. The lack of cameras in the parking lot and safety issues; and
2. The lights in the parking lot are quite dim; and
3. The alleged drug dealers in the house in front of the building are using their window and Walloomsac's parking lot to distribute drugs, which creates safety concerns for Walloomsac residents; and
4. There are many complaints of smoking in the premises; and
5. The tenants would like more cameras and better signage about the parking being reserved for Walloomsac residents; and
6. Issues regarding the use of the Day Room.

The Board thanked Antoinette for her comments, and appreciated her concerns. There followed discussion about investigating the cost of new cameras, lights or signs in the parking lot. It was suggested that any information about drug transactions be submitted to the Bennington Police Department. Lindsay and Dack have been checking on the smell of smoke, and have so far been unable to discover such a smell, but will keep checking on this issue.

There being no further business to be transacted, and upon motion of Sharyn seconded by Rose, the meeting was adjourned 5:53 PM.

Respectfully Submitted

Lindsay Vajda, Secretary