

Attleboro Housing Authority  
Minutes  
April 27, 2023

A regular meeting of the Attleboro Housing Authority was held on Thursday, April 27, 2023 in the River Court Community room, 4 Hodges Street. Vice Chair Narvy Kes-DesLauriers called the meeting to order at 5:45 PM.

Present: Kathleen Park, Narvy Kes-DesLauriers, Jo-Ann Vaughn and Steven DuPlessie

Absent: None

I. Approval of Minutes March 23, 2023.

Commissioner Kes-DesLauriers made a motion to approve minutes of March 23, 2023 as presented. Commissioner Vaughn seconded the motion. Approved 4-0.

II. Approval of Warrant #370

Commissioner Kes-DesLauriers made a motion to approve Warrant #370 and the addendum as presented. Commissioner DuPlessie seconded the motion. Approved 4-0.

III. Executive Director Report.

1. *Financial Statement.* The Executive Director reviewed the Monthly Financial Statements for the period ending March 31, 2023. He informed the Board that HUD has identified Attleboro as potentially having a "shortfall" later in 2023 relative to program expenses. He will be monitoring the situation in the months ahead and will report back as needed.
2. *Occupancy Report.* The Executive Director reviewed with the Board of Commissioners the Occupancy report for the period ending March 31, 2023. He stated that we presently have 7 vacancies and 4 residents have given notice to vacate.
3. *Tenant Accounts Receivable.* The Executive Director reviewed with the Board of Commissioner's the Tenants Account Receivable report for period ending March 31, 2023. He stated that progress is slow and incremental towards emerging from the end of the SHERA program.
4. *Family Self Sufficiency Report.* The Executive Director reviewed with the Board of Commissioner's the Family Self Sufficiency report for the period ending March 31, 2023.
5. *Resident Services Coordinator Report.* The Executive Director reviewed with the Board of Commissioner's the Resident Services Coordinator report for the period ending March 31, 2023.

IV. Emergency and Capital Improvement Projects

- A. River Court Apts. (667-5) FISH #016124 Geothermal Heat/Second Elevator Initiative. The Executive Director provided an updated Master Schedule. The Executive Director stated that we are awaiting the arrival of the new thermostats. Elevator issues keep

occurring. Possible problem with the shaft. Architect/General Contractor working with the elevator company to resolve.

B. Kitchen Upgrade (689 sites).

Commissioner DuPlessie made a motion for the Executive Director to enter into a contract with Maxi Clean Inc. of Providence, RI in the amount \$88,960.00. Commissioner Vaughn seconded the motion. Approved 4-0.

C. Interior Painting (689 sites) #016170.

The Executive Director did not provide any updates.

D. Retaining Wall Survey (200-Hillcrest Oaks Family) #016717.

The Executive Director stated he is awaiting follow-up from DHCD.

E. Exterior Siding Phase 1 (667-Brookside) #016172.

The Executive Director did not provide any updates.

*Management – Other.*

A. Public Housing Notice 2023-05.

The Executive Director reviewed with the Board contents of this PHN which offers Inspection General guidance on the role of LHA Board members pertaining to oversight responsibilities.

B. Staff Development.

- The Executive Director stated that the Administrative staff attended the PHA-Web conference at Mohegan Sun on April 17<sup>th</sup>-19<sup>th</sup>.
- Maintenance training scheduled for May 17<sup>th</sup>.
- Julien Conille joined the team officially on March 27<sup>th</sup> after completing his temporary contract. We welcome him aboard.

C. Management Agreements.

Seekonk – No issues.

Plainville – No issues.

Sharon – Addressing several operational challenges. Sharon Board appears happy with Attleboro performance and seems willing to extend the Management Agreement.

D. Upcoming Board Meetings.

- Next Board Meeting May 25, 2023.

III. Attleboro Housing Authority Tenants Association.

1. Hillcrest Oaks and 705 Family Sites Tenant Association. No Report.

IV. Old Business.

None.

V. New Business.

None.

VI. Open Comments.

1. Tenants –

- A River Court tenant inquired as to what the maximum income would be that a tenant could make before rent is affected. The Executive Director stated he will find out.
- A River Court tenant stated that the Social Security increase they received was being offset by increase in rent, making it hard to get ahead. The Executive Director sympathized with the tenant; but stated that any modification to rental calculations would require state approval.
- A River Court tenant complained about the lack of a no smoking policy. The Executive Director stated that surveys were conducted and discussions held; however, enforcement is always a major issues. Several ideas were mentioned and the Executive Director offered to advance the discussion forward in the coming months.

2. Public – None in attendance.

3. Press – None in attendance.

4. Motion to Adjourn

Commissioner KesDesLauriers made a motion to adjourn the meeting at 6:36 PM. Commissioner Vaughn seconded the motion. Voted 4-0.

Respectfully submitted,



Paul M. Dumouchel  
Executive Director