

Attleboro Housing Authority
Minutes
January 25, 2024

A regular meeting of the Attleboro Housing Authority was held on Thursday, January 25, 2024 at 4 Hodges Street, in the Community Room. Chair Narvy Kes-DesLauriers called the meeting to order at 5:45 PM.

Present: Steve DuPlessie, Narvy Kes-DesLauriers, Jo-Ann Vaughn, Cyndee Goodinson and Thomas Morin.

Absent: None

I. Approval of Minutes December 6, 2023.

Commissioner DuPlessie made a motion to approve minutes of December 6, 2023 as presented. Commissioner Goodinson seconded the motion. Approved 4-0-1.

(DuPlessie, Kes-DesLauriers, Vaughn and Goodinson voted in affirmative; none voted in the negative; Morin abstained)

II. Approval of Warrant #378

Commissioner DuPlessie made a motion to approve Warrant #378 and the addendum as presented. Commissioner Goodinson seconded the motion. Approved 4-0-1.

(DuPlessie, Kes-DesLauriers, Vaughn and Goodinson voted in affirmative; none voted in the negative; Morin abstained)

III. Executive Director Report.

1. The Executive Director began by welcoming Commissioners Thomas Morin and Cyndee Goodinson to the Board.
2. *Operating Statements.* For period ending December 31, 2023. Revenues and expenses in line with budget, reserves at an acceptable 45%. No questions from the Board.
3. *Occupancy Report.* The Executive Director provided an update on vacancies. Currently nine vacancies with two additional upcoming.
4. *Tenant Accounts Receivable.* No questions from the Board.
5. *Resident Services Coordinator Report.* No questions from the Board.
6. *Family Self Sufficiency Report.* No questions from the Board.

IV. Emergency and Capital Improvement Projects

- A. River Court Apts. (667-5) FISH #016124 Geothermal Heat/Second Elevator Initiative.

An incident prior to Christmas led to additional discussion about modifications to the system. A final change order will be prepared once items are costed out. No substantial completion has been submitted by the contractor as yet.

- B. 17 Peck Street Interior Painting/91 George Street New Rear Entry Door (705) FISH #016167
The Executive Director stated the product submittal for Anderson Fiberglass Doors has been approved. Installation should begin shortly.
- C. Kitchen Upgrade (689 sites). #0161470
Walking through an issue raised by CCBC concerning handicapped accessibility of the kitchen. Modifications will need to be made, with substantial completion to follow.
- D. Retaining Wall Survey (200-Hillcrest Oaks Family) #016171.
The Executive Director stated scope of services has been completed.
- E. Exterior Siding Phase 1 (667-Brookside) #016172.
The Executive Director stated filing for the sub-contractor bids are due on January 26, 2024 and the general contractor bids are due on February 7, 2024.

V. Management – Other.

- A. Public Housing Notice 2023-21.
The Executive Director reiterated to the Board of a substantial increase in insurance costs for 2024 due to significantly more claims in 2023.
Public Housing Notice 2024-02.
The Executive Director explained to the Board that EOHLC is now requiring LTO consultation prior to entering into any new Management Agreement with another agency. This applies to renewal of Management Agreements as well.
- B. Staff Development.
 - Executive Director attending the New England Regional Council of NAHRO Mid-Winter Conference on Sunday, February 4 and Monday, February 5, 2024.
 - The Executive Director made a commitment to attend upcoming conference of the Mass Union of Public Housing Residents
- C. RSC Grant
Commissioner Goodinson made a motion to authorize the Executive Director to submit a grant request to fund the salary of the Resident Services Coordinator. Commissioner Morin seconded the motion. Approved 5-0.
- D. AHA Agreed Upon Procedure Audit.
Conducted on December 19, 2023. NO FINDINGS. Accountants will attend an upcoming meeting to report.
- E. Community Outreach.
 - Met with newly elected City Councilor, Pamela Foa, who expressed interest in organizing a voter registration event with residents in March.

- Met with Councilor Michael Angelo. Meetings with Councilors Lavioe, Tavares and Sawyer being worked on.

F. Management Agreements.

The Executive Director reported on pertinent issues affecting our managed agencies.

G. Upcoming Board Meetings.

- Next Board Meeting February 22, 2024.

VI. Attleboro Housing Authority Tenants Association.

1. Hillcrest Oaks and 705 Family Sites Tenant Association.

Ms. Gray-Goffigan requested LTO involvement in the hiring process of a potential "Lease Enforcement Coordinator". Of prime concern is that residents do not feel intimidated and would like to be reassured that all residents we treated with dignity and respect. The Executive Director stated that the LTO is already involved in the hiring process by sitting in on interviews and this would be the case here as well.

Ms. Gray-Goffigan also reported that a number of residents were affected by the recent heavy rains and stated that she brought this up to the Executive Director who agreed to install sump pumps in some of the affected units.

VII. Old Business.

None.

VIII. New Business.

None.

IX. Any unforeseen items arising within 48 hours of the meeting that could be included on the Board Agenda. None.

X. Open Comments.

1. Residents –

An Oakhurst resident expressed continued dissatisfaction with pest control efforts to address the rodent issue. Stated she is still getting mice. The Executive Director stated he will contact the District Manager of Guardian Pest Control and relay these concerns. He expressed optimism that the situation will improve.

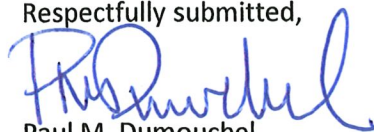
2. Public – None.

3. Press – None in attendance.

4. Motion to Adjourn

Commissioner Vaughn made a motion to adjourn the meeting at 7:02 PM. Commissioner Kes-DesLauriers seconded the motion. Approved 5-0.

Respectfully submitted,



Paul M. Dumouchel
Executive Director