

Attleboro Housing Authority
Minutes
March 27, 2025

A regular meeting of the Attleboro Housing Authority was held on Thursday March 27, 2025 in the Community Room at 4 Hodges St. Chair DuPlessie called the meeting to order at 5:46 PM.

Present: Jo-Ann Vaughn, Steve DuPlessie, Cyndee Goodinson

Absent: Thomas Morin, Narvy Kes-DesLauriers

I. Approval of Minutes February 27, 2025

- a. Motion to approve the minutes made by Commissioner Vaughn
- b. Motion seconded by Commissioner Goodinson
- c. Motion carried 3-0

II. Approval of Check Warrant #393

- a. Corrected Warrant number in the packet from 392 to 393.
- b. Motion to approve check warrant made by Commissioner Goodinson
- c. Motion seconded by Commissioner Vaughn
- d. Motion carried 3-0

III. Annual Plan Consideration and Approval

- a. Executive Director presented the Annual Plan for the Board's consideration
 - i. Plan must be submitted by April 30.
 - ii. Plan shows detail of Housing Authority's operations in the prior year and plans for the future.
 - iii. Once approved, the plan will be put online for public viewing.
 - iv. A public hearing took place on March 27, 2025 at 5:00 p.m. there were no attendees; the next step is board approval.
- b. Comments: Commissioner Goodinson asked which buildings were surveyed; ED stated that Chapter 200 and 705 were surveyed.
- c. Motion made by Commissioner Goodinson to approve the Annual Plan.
- d. Motion seconded by Commissioner Vaughn.
- e. Motion approved 3-0.

IV. Executive Director Comments

- a. Financial report: Reporting Month End February 2025
 - i. Reserves are healthy as we are past halfway in the fiscal year; continuing to work with National Grid on receivables
- Chair DuPlessie asked if a lawsuit is being pursued; Executive Director stated that he is trying to avoid that; Congressman McGovern getting involved with the problem in

Worcester; Executive Director is coordinating with other Authorities to try and get a resolution.

- b. Vacancy Report
 - i. 18 vacant units; a number of residents have passed away; offers are pending for a few of the units; progress being made on turning and filling the units.
- c. Project Update
 - i. Brookside Roof and Siding Project phase 2 is ongoing; progress being made; negative resident feedback regarding safety concerns; Executive Director stated he is following up on concerns with contractors.
 - ii. Brookside intercom upgrade engineer has been selected; bidding to come.
 - iii. Maple Terrace fire alarm system: arranging dates for going to bid
 - iv. Hillcrest retaining wall repair: engineer is behind schedule; Executive Director following up with him.
 - v. Approval of \$871 Admin fee
 - 1. Motion made by Commissioner Goodinson to approve admin fee.
 - 2. Motion seconded by Commissioner Vaughn.
 - 3. Motion approved 3-0.
- d. Contract for Financial Assistance Amendment #17
 - i. EOHLC is providing \$476,324.91 in capital to spend for FY2027-28; requires Board approval of receipt.
 - ii. Motion made by Commissioner Goodinson to approve Amendment #17.
 - iii. Motion seconded by Commissioner Vaughn.
 - iv. Commissioner Vaughn asked what the money can be spent on. Executive Director explained the money can be used for repairs, improvements to items in the building such as ramps, grab bars, walk-in showers, etc. We are required to spend 80% of our awarded funds. Commissioner Vaughn suggested it could be used for sidewalk cutouts; Executive Director stated that's something that could be taken out of the operating budget.
 - v. Motion approved 3-0.
- e. FSS report
 - i. Daisy Dalomba and Tammy Saad have expressed concerns about federal funding; Executive Director stated we are still getting the funds.
 - ii. Executive Director expressed gratitude to the AHA staff.
 - 1. Chair DuPlessie called for a motion to commend and thank the staff.
 - 2. Motion made by Commissioner Goodinson to commend and thank the staff.
 - 3. Motion seconded by Commissioner Vaughn.
 - 4. Commissioner Goodinson suggested staff appreciation from the Board in some form; will send an email to discuss options and ideas.
 - 5. Motion approved 3-0.

V. Hillcrest Oaks/Family Site LTO report- None

VI. Board Member Comments - None

VII. Resident Comments

- a. A resident commented on Brookside crosswalk being blocked by parked cars and it's hard to see residents crossing and would like to see lights put in that show when someone is crossing; Executive Director stated he would ask highway dept.; resident also commented on need for gym equipment at Brookside to contribute to resident health; Executive Director stated he would take it under advisement; resident also commented on bullying problem in her development; Executive Director stated he would look in to matter with RSC; resident also commented that maintenance won't clean heat pump filter and asked if they could be cleaned every 6 months; Executive Director stated he would address the matter.
- b. A resident asked about windows being put in instead of sliding doors on first floor; Executive Director stated he will find out if that is what is being planned.
- c. A resident asked about dog clean up rules; Executive Director stated that the rule is to clean up after the animal; if that's not happening, the Executive Director needs to know who it is so he may address it; resident also commented about smelling smoke in the hall and a certain resident is smoking on the deck. Executive Director said he will address it if he is told the apt number
- d. A resident commented on unsafe conditions in the parking lot during wintertime; Executive Director stated he would address the issue.
- e. A resident commented that during the winter the snow was plowed around the dumpster and made it hard for residents to get to it; Executive Director stated he would address the matter; resident also commented on parking signs having fallen on the ground; Executive Director stated he would address the matter.

VIII. Next meeting – April 24, 5:45 p.m. in-person at Hodges St.

IX. Adjourn

- a. Motion to adjourn made by Commissioner Vaughn
- b. Motion seconded by Commissioner Goodinson
- c. Motion carried 3-0
- d. Meeting adjourned at 6:54 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director