Attleboro Housing Authority
Minutes
September 24, 2026

A regular virtual meeting of the Attleboro Housing Authority was held on Thursday, September 24, 2026 via GoToMeeting. Chair DuPlessie called the meeting to order at 5:34 PM.

Present: Steve DuPlessie, Narvy Kes-DesLauriers, Katy Mulcahy

Absent: Cyndee Goodinson, Thomas Morin

I. Presentation and Consideration of the FY27 Budget
   a. Fee Accountant gave overview of FY27 budget according to each program; highlighted no increase in budget from state; minor changes to keep the budget in balance in light of this.
   b. Executive Director gave brief remarks on management fees and the flexibility we have with those funds and where to spend them.
   c. Executive Director explained new email process for the board members to approve the budget.
   d. Motion made by Commissioner Kes-DesLauriers to approve FY27 Budget
   e. Motion seconded by Commissioner Mulcahy
   f. Motion approved 3-0

II. Approval of Minutes July 23, 2026
   a. Motion made by Commissioner Mulcahy to approve the July 23, 2026 minutes.
   b. Motion seconded by Commissioner Kes-DesLauriers.
   c. Motion carried 3-0

III. Approval of Check Warrant #410 in the amount of $630,062.33 and Check Warrant 411 in the amount of $491,875.28
   a. Motion made by Commissioner Kes-DesLauriers to approve check warrants #410-411.
   b. Motion seconded by Commissioner Mulcahy.
   c. Motion carried 3-0

IV. Executive Director Report
   a. Vacancy Report
      i. 18 vacant units currently; making progress with turnovers
   b. Staff Updates
      i. Yasmaris Sosa (RSC) will be reassigned to Seekonk in the absence of previous RSC there; Ceyra Padilla has been hired to fill the vacancy in Attleboro with a start date of October 13; plan is to have her focus on resident programming.
      ii. Lynn Foster is retiring at the end of the year; interviews scheduled to fill that upcoming vacancy; Lynn will be included on the interviews and will train the new hire before she leaves.
   c. Financial Report – August 2026

i. No red flags two months into the fiscal year

d. Project Update
   i. Project #016171 – Retaining wall repairs
      1. Almost completed; substantial and final completion anticipated to happen at next month's meeting
      2. Getting about $20,000 administrative fee that will go into our account
   ii. Brookside Siding Project
      1. Phase 3 is about to begin.
   iii. Maple Terrace Fire alarm upgrade project
      1. Project will be starting next week.
   iv. 12 Holman renovation project
      1. Almost done; bills have been paid, totaling around $90,000 and AHA will be reimbursed for the costs by the state.
e. Late Fees and Pet Deposits
   i. AHA wants to do away with late fees and pet deposits due to difficulty in collecting late fees, as well as account reconciliation difficulties with pet accounts at the bank.
   ii. Motion made by Commissioner Kes-DesLauriers to stop collecting late fees and pet deposits.
   iii. Motion seconded by Commissioner Mulcahy
   iv. Motion approved 3-0
f. FSS Report – included in packet for board review

V. Old Business – None

VI. New Business
   a. Next Meeting –Thursday, October 22, 2026

VII. Board Member Comments
   a. Commissioner Mulcahy expressed her ongoing concern about the continued smoking in Rivercourt; the Executive Director stated that some residents have been referred to our legal team to help drive home the no-smoking policy.

VIII. Resident Comments – None

IX. Adjourn
   a. Motion made by Commissioner Kes-DesLauriers to adjourn.
   b. Motion seconded by Commissioner Mulcahy.
   c. Motion approved 3-0
   d. Meeting adjourned at 6:09 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director