

**DARTMOUTH HOUSING AUTHORITY  
2 ANDERSON WAY  
NORTH DARTMOUTH, MA 02747  
REGULAR BOARD MEETING  
MONDAY, JUNE 9, 2014**

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The Regular Board Meeting of the Dartmouth Housing Authority was called to order at Solemar at 2:00 p.m. by Chairman Wayne Whalley. Those in attendance and constituting a quorum included Elaine Lancaster, Raymond Souza, Constance Desbiens, Executive Director, Kerrie Bosse and several tenants. Maria Connor and Sam Jonsson were excused.

The pledge of allegiance was lead by Wayne Whalley.

The Treasurer's Report was presented as follows:

**Balances:** 667-1 - \$116,720.72; 667-2 - \$237,865.22; Local Programs - \$44,092.48; S.E.M. - \$276,565.94; Revolving - \$12,010.46

**Bills Paid:** 667-1 - \$15,788.94; 667-2 - \$60,643.46; S.E.M. - \$16,690.41  
Local Programs - \$1,487.37 (all on-line transfers).

Communications included the Mass NAHRO Newsletter which was previously emailed to the Board. Also, the DHCD Commissioners Training Handbook was handed out to the Board, Connie asked that each member read and pass along.

The Executive Director reported on the following items: (the Board was given an outline of this report for easier access to the information given).

- There are no vacancies at either properties. The waiting list was updated as of April 1st; 5 transfers, 4 elderly veteran residents, 5 elderly residents, 10 non-elderly residents, 15 elderly non-residents and 16 non-elderly non-residents. Connie will be working on the Capital Plan for FY018 with revisions to FY16 and 17. A tenant meeting will take place just prior to our July meeting and the plan will be presented to the Board then (July) for approval. The fence at Solemar has been installed. The Annual New England Conference is being held in Falmouth from June 16th-18th. The Spring Project for Solemar will be outside painting, the Community Center has been started. REAC Inspections are scheduled for September 10th at Munroe Terrace. DHCD will be conducting pre-REAC in July and Mike and Connie will be doing pre-pre-REAC on June 25th. A notice went out to tenants to ask them to begin preparations (including removing all hanging items from building). Inspections for Sol-E-Mar will be done at the end of July by Connie and Leo. Connie is in the process of getting some guidance/estimates for doing something with the railings and posts at Munroe Terrace. If feasible, she would like to undertake this project over the next few months, using same materials as on the balconies.

- Under **New Business** a vote will be needed for payment of fence at Solemar. There will be two new members added to the Board for the Non Profit. An update on the O'Connor-Sisson Home was given; waiting to see if we will receive funding at the end of June.
- Under **Old Business** the Smoke Free Policy and Lease Addendum were discussed and would take effect April, 2015. A vote will be needed. Restructuring of the Board was discussed and also will be voted on.

**TENANT INPUT:**

One of the tenants asked about the fence, there will be no gate. Also asked about power washing, there are still three building to be done. Connie also stated that there is a water ban on right now in Dartmouth.

**VOTES:**

A motion was made by Raymond Souza and seconded by Elaine Lancaster to approve the Minutes of May 12, 2014 meeting. The Board voted unanimously.

A motion was made by Elaine Lancaster and seconded by Raymond Souza to accept the check registers for the Revolving account for June, 2014. The Board voted unanimously.

A motion was made by Elaine Lancaster and seconded by Raymond Souza to accept the Executive Director's Report as presented. The Board voted unanimously.

A motion was made by Elaine Lancaster and seconded by Raymond Souza to submit payment for the Solemar fence in the amount of \$9033. The Board voted unanimously.

A motion was made by Elaine Lancaster and seconded by Raymond Souza to accept the Smoke Free Policy and Lease Addendum effective April, 2015. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Raymond Souza to restructure Board and nominated Elaine Lancaster as Chairman effective July 1st. The Board voted unanimously.

A motion was made by Elaine Lancaster and seconded by Raymond Souza to nominate Wayne Whalley as Vice Chairman effective July 1st. The Board voted unanimously.

A motion was made by Elaine Lancaster and seconded by Raymond Souza for Maria Connor to remain as Treasurer. The Board voted unanimously.

There being no further Old or New Business to be brought before the Board, a motion was made by Elaine Lancaster and seconded by Raymond Souza to adjourn the meeting at 2:30 p.m. The Board voted unanimously.

The next regular meeting of the Dartmouth Housing Authority will be held on July 14th, 2014 at Munroe Terrace.

Respectfully submitted,

Constance Desbiens, PHM, MPHA  
Executive Director