

**DARTMOUTH HOUSING AUTHORITY**

**2 ANDERSON WAY**

**NORTH DARTMOUTH, MA 02747**

**REGULAR BOARD MEETING**

**MONDAY, JULY 14, 2014**

**RECEIVED**

**2014 AUG 12 PM 12 00**

**DARTMOUTH TOWN CLERK**

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

The pledge of allegiance was lead by Elaine Lancaster.

The Treasurer's Report was presented as follows:

**Balances:** 667-1 - \$98,423.69; 667-2 - \$218,761.74; Local Programs - \$44,272.66; S.E.M. - \$276,600.04; Revolving - \$30,588.14

**Bills Paid:** 667-1 - \$15,895.82; 667-2 - \$21,854.24; S.E.M. - \$12,459.40  
Local Programs - \$1,644.03 (all on-line transfers).

Communications included the Mass NAHRO Newsletter which was previously emailed to the Board.

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 of the properties. The waiting list is as follows; 5 transfers, 4 elderly veteran residents, 5 elderly residents, 10 non-elderly residents, 15 elderly non-residents and 16 non-elderly non-residents.
- A tenant meeting took place prior to today's meeting in regards to Capital Plan and will be discussed under New Business.
- REAC Inspections at Munroe Terrace are scheduled for September 10th. DHCD will be conducting pre REAC on July 17th and 18th. A pre-pre-REAC was done on June 25th. For the most part, apartments were in good shape with just a few items to be addressed before DHCD comes. Inspections at Sol-E-Mar will be done on July 28th and 29th.
- Section 8 Inspections are now being done by our maintenance men. Under New Business, Connie would like to discuss giving them a stipend for their work.
- We did not receive the funds for O'Connor-Sisson House for this round, but did receive \$1,000 donation from Webster Bank.
- A copy of the Governor's Bill is in the packet for the Board regarding the Regionalization of Housing Authorities for their perusal.
- Under New Business the Board will need to accept the amended Financial Contract to include the Health and Safety project (fence).
- Connie is still looking for 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.

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**NEW BUSINESS:**

A vote will be needed to accept the 2015-2019 Capital Plan. The Board received a copy of proposed projects for 2015-2018. A vote will be needed to accept the Annual Lead Certification. A vote will be needed to accept the Amendment to the Contract for Assistance, as presented. A discussion regarding paying a stipend to the maintenance men for doing Section 8 Inspections took place. It was noted that we previously had an Independent Inspector who charged between \$35-\$45 per inspection. The Board will need to vote for implementing this practice (or not) beginning July, 2014.

There was no **Old Business**

**TENANT INPUT:**

One of the tenants asked about the hallways and when they were to be cleaned: Connie said that this would be done before the inspections.

**VOTES:**

A motion was made by Wayne Whalley and seconded by Raymond Souza to approve the Minutes of June 9, 2014 meeting. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Raymond Souza to accept the check register for the Revolving account for July, 2014. The Board voted unanimously.

A motion was made by Maria Connor and seconded by Wayne Whalley to accept the Executive Director's Report as presented. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Raymond Souza to accept the Capital Plan as presented. The Board voted unanimously.

A motion was made by Maria Connor and seconded by Raymond Souza to accept the Annual Lead Certification. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Maria Connor to accept the Contract for Assistance Amendment as presented. The Board voted unanimously.

A motion was made by Maria Connor and seconded by Wayne Whalley to approve the \$50 a month stipend for the maintenance men for the Section 8 Inspections. The Board voted unanimously.

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There being no further Old or New Business to be brought before the Board, a motion was made by Wayne Whalley and seconded by Maria Connor 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 August 11, 2014 at Solemar.

Respectfully submitted,

Constance Desbiens, PHM, MPHA  
Executive Director

**VOTED AND APPROVED BY THE BOARD ON 8/11/2014**