

**DARTMOUTH HOUSING AUTHORITY
2 ANDERSON WAY
NORTH DARTMOUTH, MA 02747
REGULAR BOARD MEETING
MONDAY, JUNE 8, 2015**

DARTMOUTH TOWN CLERK

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RECEIVED

The Regular Board Meeting of the Dartmouth Housing Authority was called to order at Solemar at 2:05 p.m. by Chairman Elaine Lancaster. Those in attendance and constituting a quorum included Wayne Whalley, Maria Connor, Constance Desbiens, Executive Director, and Kerrie Bosse. Sam Jonsson and Raymond Souza were excused.

The pledge of allegiance was lead by Elaine Lancaster.

The communications consisted of the Mass NAHRO Paper.

The Treasurer's Report was presented as follows:

Balances: 667-1 - \$139,844.62; 667-2 - \$292,237.06; Local Programs - \$41,193.28; S.E.M. - \$2,097,924.16; Revolving - \$17,110.54
Bills Paid: 667-1 - \$15,273.32; 667-2 - \$37,890.32; S.E.M. - \$13,285.89
Local Programs - \$1,615.88 (all on-line transfers).

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 property at this time. The waiting list is as follows; 1 emergency, 5 elderly veteran residents, 2 Non-elderly Veteran Resident, 6 elderly residents, 13 non-elderly residents, 18 elderly non-residents and 26 non-elderly non-residents.
- Capital Plan: closet doors will be installed over the next few weeks and the patio wall (outside of the community center) will be repaired when we find someone. Our next Capital Plan was discussed today with tenants. Discussion under New Business with vote slated.
- Maintenance; has been doing yard work and painting of building at SEM.
- Roof: Building 7 will be started this week. Signed contract with AboveBoardContracting.
- Certification of Lead Base: needs to be signed every year with Capital Plan.
- Budget Guidelines should be in by July.

NEW BUSINESS:

- A. Job Description/Filling of Position-Discussion, would like to post job in July as a part time position.
- B. Summer Meeting Schedule-Discussion, possibly have a meeting in August? which would be the budget meeting.
- C. 2016-2020 Capital Plan-Discussion of plans.

OLD BUSINESS:

Update on the O'Connor-Sisson House: includes review of MOU with Coastline, review of General Contractor's bid and Ground Lease.

BOARD MEETING (Con't)
JUNE 8, 2015

OLD BUSINESS:(Cont)

Grievance Panel-Roy Oliveira to become permanent and will need to appoint a new alternate.

TENANT INPUT:

There was no Tenant Input.

VOTES:

A motion was made by Wayne Whalley seconded by Maria Connor to approve the Minutes of May 11, 2015 Meeting. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Maria Connor to approve the Revolving check register for June, 2015. 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 Maria Connor and seconded by Wayne Whalley to accept the Capital Plan as presented to tenants and Board. The Board voted unanimously.

A motion was made by Maria Connor and seconded by Wayne Whalley to accept the MOU with Coastline for O'Connor-Sisson House. The Board voted unanimously.

A motion was made by Maria Connor and seconded by Wayne Whalley to have Connie sign any and all documents for the closing on the O'Connor-Sisson House as needed. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Maria Connor to have Connie send a letter to Dartmouth Chief of Police inviting him to Board meeting and requesting reports when they are called to properties . The Board voted unanimously.

A motion by Wayne Whalley and Seconded by Maria Connor to accept Collins Construction Inc. in the sum of \$1,577,00.00 for the work to be done at the O'Connor-Sisson House. The Board voted unanimously.

A motion was made by Wayne Whalley and seconded by Maria Connor to enter into a 99 year ground lease with Partners in Housing LLC for the O'Connor-Sisson House. The Board voted unanimously.

There being no further Old or New Business to be brought before the Board, a motion was made by Maria Connor and seconded by Wayne Whalley to adjourn the meeting at 2:50 p.m. The Board voted unanimously.

BOARD MEETING (Con't)
JUNE 8, 2015

The next regular meeting (possibly budget meeting) of the Dartmouth Housing Authority will be held either in July or August, to be scheduled at a later date.

Respectfully submitted,

Constance Desbiens, PHM, MPHA
Executive Director

VOTED AND APPROVED BY THE BOARD ON 8/10/2015