

MARCH 2023 MEETING

A meeting of the Auburn Housing Authority ("AHA") was held on Thursday, March 9, 2023 at 10am at the Stoneville Heights Community Room at 200 Oxford Street North.

COMMISSIONERS PRESENT: Roberta Briggs, Sharon Catino, Wayne Page, Rose Turner

COMMISSIONERS ABSENT: None

COMMISSIONERS REMOTE: Monica Locker

AHA STAFF: Lori Brennan, Betty Bacinskas

PUBLIC COMMENT None

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1. **DISCUSSION AND VOTE TO APPROVE THE MINUTES OF FEBRUARY 1, 2023**

After due discussion and upon motion made by Rose Turner and seconded by Roberta Briggs it was unanimously

Voted: To Approve the Minutes of February 1, 2023

Ayes: Roberta Briggs, Sharon Catino, Monica Locker, Wayne Page, Rose Turner

Nays: None

Absent: None

2. **DISCUSSION AND VOTE TO APPROVE THE MINUTES OF FEBRUARY 27, 2023**

After due discussion and upon motion made by Roberta Briggs and seconded by Sharon Catino it was unanimously

Voted: To Approve the Minutes of February 27, 2023

Ayes: Roberta Briggs, Sharon Catino, Monica Locker, Wayne Page, Rose Turner

Nays: None

Absent: None

3. **DISCUSSION AND VOTE TO APPROVE THE 504 Policy, Alcoholic Beverage Policy, Anti Discrimination Policy, Bad Debt Write Off Policy, Capitalization Policy, Blood Born Diseases Policy, Cash Management Policy, Check Signing Policy, Common Area Policy**

After due discussion and upon motion made by Rose Turner and seconded by Sharon Catino it was unanimously

Voted: To Approve the 504 Policy, Alcoholic Beverage Policy, Anti Discrimination Policy, Bad Debt Write Off Policy, Capitalization Policy, Blood Born Diseases Policy, Cash Management Policy, Check Signing Policy, Common Area Policy

Ayes: Roberta Briggs, Sharon Catino, Monica Locker, Wayne Page, Rose Turner

Nays: None

Absent: None

4. **DISCUSSION AND VOTE TO APPROVE THE CHECK REGISTERS FOR JANUARY 2023**

This vote was tabled.

5. **DISCUSSION AND VOTE TO APPROVE THE CHECK REGISTERS FOR FEBRUARY 2023**

This vote was tabled.

EXECUTIVE DIRECTOR'S REPORT

The State is requiring us to do more than their portion of money to AHA covers and an abundance of work. I may need to hire someone to do work on the State side. We use one program for all work orders and inventory. Now the State wants us to use their own system, so we will need to work in both systems. The work load is not compensated properly. I will talk to Gary.

We are having the PMR in April. We are not going to do well. We knew there was a problem with CHAMP.

Board members must take the Board Member Training. It should have been completed within 120 days of joining the Board. Members will need to complete prior to April PMR. Everyone needs to do the Ethics training. Roberta is good until June. I will send completion certificates to the Town Clerk.

The 3 residents whose apartments were involved in the flood are back in their apartments. One tenant has complained. She was told to put her list of items in writing to submit to DHCD. It was the roofer's fault. I will document that AHA does not agree to continue to use them if work is not done correctly. We did not get what we paid for asbestos removal. It should have been part of the roof grant. If the job had been done correctly this would not have happened. The State needs to take action.

Inspections will be scheduled.

I hired a part time Maintenance person to help fill in the gaps so Maintenance can use vacation time. We are making progress to match the policy. I will submit the plan to DHCD.

We will use HUD money to buy water heaters to have on hand for the Federal developments. There is a big push on the federal side to get the developments "cleaned up."

I am working with Phaldie on the State Capital Plan. Looking at lighting, stairways, trash rooms, etc. Will have multiple projects going on at the same time and I want them done right.

Vent hoods and stoves will be the next projects on the State side. Apartments measured so it is done right. They will be all white. We re-ordered the correct size stoves. On the Federal side there is money to spend and I will spend it and do it right.

Some residents are still not paying. Betty is working on it and going after all of them.

MEMBER ITEMS

Roberta Briggs commented that the staff is doing a wonderful job. You can only ask people to do so much.

Wayne Page commented that a letter should be put in the file of Maintenance workers for their good work. He understands what Lori is doing and moving forward. Things can't always be perfect so just put best foot forward. As long as we show progress they (DHCD) need to be more lenient and not keep criticizing.

PUBLIC COMMENT

NONE

ADJOURNMENT

After due discussion and upon motion made by Rose Turner and seconded by Sharon Catino it was unanimously

VOTED: To Adjourn


Ayes: Roberta Briggs, Sharon Catino, Rose Turner

Nays: None

Absent: Monica Locker, Wayne Page

The next meeting will be after Gary has the year end done. The next meeting will be Thursday, April 6, 2023 at 10am.

Respectfully Submitted,



Lori Brennan, Executive Director