

Hopedale Housing Authority  
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Hopedale Housing Authority  
MINUTES – January 12, 2023  
116 Hopedale Street, Community Room

The Regular Monthly Board meeting was held on January 12, 2023 at 4 P.M. in the Rec. Hall.

Present: Jason MacDonald, Michael Colainni, Amy Burns, David Guglielmi

Absent: Karlene Alger

Others: Katherine E. Consigli, tenant

The Meeting Minutes from December 8, 2022 was approved by board vote, Motion made by A. Burns, seconded by, M. Colainni, all in favor. Monthly disbursement of bills paid after December 8, 2022, to January 12, 2023. Motion made by A. Burns to approve payment of bills, seconded by D Guglielmi. All voted in favor

Motion made by M. Colainni, seconded by A. Burns to approve the fee accountant report for the Balance Statement for November. All voted in favor

Public Comments: William Krauss, tenant spoke to the members regarding water leaking in his exhaust fan in the kitchen.

Vacancy/wait list was discussed, we have 2 vacant units.

New Business:

January 12, 2023, I had my PMR review with Kaliah Wheeler and Wilzor Exantus from DHCD, we went over the vacancy list and work orders all information was downloaded and sent to them before today's visit. All tenants were notified of a possible inspection by Wilzor, he went into three units. He stated we should install stove range anti-tip devices to every stove, gas meter needs to be secure with bollards for security barriers. Director will purchase the anti-tip devices for all the stoves and speak with Juliet Borja DHCD Architect about adding bollards in front of the gas meter at the time the ramp on the community building is being done it's on the same side of the building. We will have a finding because one board member has not completed the board training.

Director addressed Mr. Krauss concerns regarding the leak in the fan vent, we have had two different roofers come out, they cannot find the leak, the roof will need to be address in the Spring, in the meantime FRG contractors, is coming on Friday, January 13<sup>th</sup> weather permitting if not will be on site Saturday the 14<sup>th</sup> to put down a tarp to get us through the winter months. Director has pictures from FRG roofers for the board to review on her computer. Maintenance checks Mr. Krauss unit after every rain event and wet vac the vent area and floor.

Fire alarm testing will start on Tuesday, January 17,18,19, 2023, they will be on site for three days. All tenants have been notified.

Friday, January 13<sup>th</sup> Plumber will be replacing 2 shut off vales in building 120-15 and in building 114-33, they are leaking, tenants have been notified the water will be off @ 8:30 AM till 10 AM or back on sooner.

Painter will be starting in the hallways of building 98 and 100, he will paint the fronts and then the back so tenants will be able to come and go, all tenants in those buildings have been notified. He will give me a time when he can do building 102,104,106.

Notices went out for the 2023 rent re-determinations.

Doing a tub cut out in building 104, also did a tub surround in building 112.

Plow blade was replaced and ready to go.

Brain Curley, Maintenance has not been to work since December 16, 2022, he claims he is sick have not received any written documentation, had paid his December portion of insurance, he is not answering his phone and now owes January premiums, I will call Group Insurance to cancel, he still has Hopedale's set of keys, I been leaving messages no response. I have advertised on MassNahro's website and will try other services to fill the maintenance position.

Motion was made by M. Colainni, seconded by A. Burns to appoint David Guglielmi to the Town Community Preservation Committee, to represent the Housing Authority, all voted in favor, I will notify the Town Administrator of his appointment.

We have a tenant who is requesting more grab bars in the shower she wants its on the tiles, we cannot place the bars directly on the tiles because the tenants will pull the tiles off the walls, we did install another grab bar, but she is still complaining, her son was going to call people. I let Kaliah Wheeler from DHCD know about the situation when she was here for my PMR.

The move out eviction was done on January 5, 2023, by Town to Town Movers Inc. and a Sheriff from Worcester County was present, the car was removed by Arts Towing.

Next meeting will be February 9, 2023 at 4 P.M.

Motion made by M. Colainini and seconded by A Burns to adjourn  
Meeting adjourned at 4:58 P.M.

Respectfully submitting

Approved

Katherine E. Consigli  
Executive Director