

Hopedale Housing Authority
116 Hopedale Street, Hopedale MA 01747
508-473-8120
Email: hopedalehousing@comcast

Hopedale Housing Authority
MINUTES – March 14, 2024
116 Hopedale Street, Community Room

The Regular Monthly Board meeting was held on March 14, 2024 at 4 P.M. in the Community Room.

Present: Jason MacDonald, Michael Colaianni, Amy Burns, David Guglielmi, Karlene Alger

Absent: none

Others: Katherine E. Consigli, tenants

The Meeting Minutes from February 8, 2024 were approved by board vote, Motion made by K. Alger, seconded by M. Colaianni, all in favor. Monthly disbursement of bills paid on February 8, 2024, to March 18. Motion made by M. Colaianni to approve payment of bills, seconded by K. Alger. All voted in favor

Motion made by M. Colaianni, seconded by K. Alger, to approve the fee accountant report, Balance Statement for January 31, 2024. All voted in favor

New Business:

Vacancy/wait list was discussed, we have two vacant units, both were offered and refused; one applicant needs a first floor, the second didn't want to hear a dog barking. I did speak with the tenant who owns the dog, she told me that is what dogs do - they bark, she stated everyone loves her dog. I will reach out to the pet committee.

On February I picked out the flooring with the architect and floor representative; products will take 4 weeks to be delivered. Project #138045.

Audit has been completed for this year with Lisa Fallon CPA; everything looked good. I know of one finding no Contract for the Director, she was going to check on another issue - a tenant did not submit paperwork for her rent determination last year, therefore her rent was not recertified, which is a tenant lease violation.

Rent determinations are ongoing for this year, still have tenants that have not submitted paperwork which was due in February, rent change is in effect April 1, 2024.

One Call is working out for us, still getting the kinks out. We do get a report on every message that was sent, we see who picked up and who didn't and how many messages were left.

I hired a second maintenance man, Michael Menard. He started on Monday, March 4th; both are working well together. Michael does know how to run the equipment we have and does know how to plow.

I am very happy with Esteves Landscaping; they did an excellent job, I have had no complaints. I would like to use them again next year. The Board stated they have no problem with hiring out for next year as long as our budget can support it, we have the money in our budget to fund this part of maintenance.

Phaldie has left RCAT, we will be getting someone new to replace him for our Authority. He was very helpful to us.

I signed up for Amazon Business, for purchases.

On March 27th @ 11 a.m. will be hosting a workshop on Fall Prevention, with Blackstone Valley Partnership for Public Health Nurse.

We have been having problems with the Dennett Laundry room automatic doors, Anastas has been out repairing them twice within a couple of months, tenants are forcing the doors to stay open and messing with the automatic closure, it seems a few tenants are meeting in the laundry room.

Motion by Amy Burns, seconded by Karlene Alger, to change the hours the community room is opened, the new hours will be 7:45 A.M. till 8 P.M. Every day. The Director will also post rules for the Community room use. All voted in favor

Board was giving Hopedale 2025 CIP draft of projects, which is needed for the Annual Plan, which will be posted on April 15, the plan must be posted 45 days before the public hearing which will be at our regular board meeting on June 13, 2024 at 4 PM.

Budget was approved on January 11, 2024 for FYE:9/30/2024.

Contract for Financial Assistance (CFA) 5001 in the amount of \$381,812.00 was signed and approved.

Chairman Jason MacDonald signed the Standard Contract Form.

Board Member Training deadline to complete the training was extended to April 15th, 2024, this is Mandatory training for all Members

Public Comments: when will the timer change occur. Board Member, Michael Colaianni will change the timer right after the meeting is over.

Next meeting will be April 11, 2024 at 4 P.M.

Motion made by A. Burns, seconded by K. Alger to adjourn
Meeting adjourned at 4:49 P.M.

Respectfully submitting
Katherine E. Consigli
Executive Director