

**Wayland Housing Authority  
Board of Commissioners Meeting  
June 22, 2023  
6:30 PM**

**In Person Meeting**

Commissioners Present: Mary Antes; Kevin Goodwin; John Thomas; Susan Weinstein

Absent: Russell Ashton

WHA Staff Present: Brian Boggia; Lynn Poisson

Bent Park Residents: Kathy Dodge; Marie Isenburg; Diane Murnane; Kenneth Sailsman

**Regular Meeting Minutes**

- 1 S. Weinstein called the Regular Meeting to order at 6:35 PM and reviewed the agenda.
- 2 Public Comment  
There was no public comment.
- 3 Tenant Comment  
There was no tenant comment.
- 4 Bent Park Resident Council  
The Council reported that Geneve Fosa had resigned from the RC Board. Residents would appreciate in person WHA Board meetings vs. virtual meetings, reported that the television was not working, and raised concerns about the gardeners storing implements around the patio.
- 5 Minutes  
K. Goodwin moved to approve the annual and regular minutes of 5/26/23 as amended, M. Antes seconded, and the motion passed with one abstention. (2023.30)
- 6 Bill Warrant  
M. Antes moved to approve the Bill Warrant for May 2023 in the amount of \$252,851.66, J. Thomas seconded and the motion passed unanimously. (2023.31)
- 7 Debit Card Warrant  
K. Goodwin moved to approve the Debit Card Warrant for May 2023 in the amount of \$1,540.22, M. Antes seconded and the motion passed unanimously. (2023.32)
- 8 Executive Directors Report  
B. Boggia reported on various aspects of WHA operations. The Board reviewed operating May financial statements, vacancy ledger, tenant accounts receivable, and the Section 8 Voucher Program, Housing Opportunity Through Modernization Act (HOTMA) implementation, and the Public Housing Statistical Summary Report.
- 9 Maintenance and Capital Improvements  
B. Boggia reported that Pedro Ademan had been hired as the new WHA Maintenance Laborer. Bent Park capital improvements are nearing completion. The Board reviewed the PHAS Management Operation Certification vacant unit turnaround time and work orders.
- 10 Housing Opportunity Through Modernization Act (HOTMA)  
B. Boggia reported that consultant Manette Donovan has been hired to write policy to implement the provisions of HOTMA. S. Weinstein will review.
- 11 MBTA Communities Zoning Requirements  
The Board discussed how the new zoning requirements will affect affordable housing in Wayland. M. Antes reported that Housing Consultant Judy Barrett recently presented to the Planning Board.

14 Affordable Housing

The Board discussed monitoring of affordable housing, Saint Ann's Village, shred housing, Mill Creek, and Trout Brook resale. The Board reviewed the Affordable Housing Fund, Wayland Housing Associates, and Hammond Road financial ledgers. K. Goodwin moved to approve the Hammond Road Bill Warrant for May 2023 in the amount of \$305.60, M. Antes seconded and the motion passed unanimously. (2023.33)

15 Correspondence

The Board reviewed the Correspondence folder including PowerOptions electrical pricing procurement, visitors code of conduct in the office, DHCD guidance on financial responsibilities of LHA Board Members, WHAT's News, and NAHRO Housing Those in Need.

16 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any:  
None.

17 Next Meeting

The next meeting was scheduled for 9:00 AM on July 25, 2023 to be held virtually.

Adjourn

K. Goodwin moved to adjourn, M. Antes seconded, and upon a roll call vote the motion passed unanimously. (2023.34)

S. Weinstein adjourned the meeting at 8:35 PM.