

**Wayland Housing Authority
Board of Commissioners Meeting
June 17, 2022
9:00 AM
Teleconference**

Regular Meeting Minutes

In compliance with the revised Open Meeting Law requirements, this meeting was conducted remotely and streamed on WayCAM. Public Comment was available by phone for this meeting.

Commissioners Present: Mary Antes; Kevin Goodwin; Marie Isenburg; Susan Weinstein.

Absent: Russell Ashton

WHA Staff Present: Brian Boggia

Continuation of the May 17, 2022 Meeting

S. Weinstein did not call the June 17, 2022 meeting to order so that the Board could adjourn the previous May 17, 2022 WHA Board meeting that was terminated due to technical problems.

M. Antes moved to adjourn the 5/17/22 WHA Board of Commissioners meeting, S. Weinstein seconded and upon a roll call vote the motion passed unanimously. (2022.33)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

S. Weinstein adjourned the 5/17/22 meeting at 9:02 AM

June 17, 2022 Annual Meeting

S. Weinstein called the Regular Meeting to order at 9:03 AM.

Election of Officers

K. Goodwin moved the following slate of officers: S. Weinstein Chair; K. Goodwin, Vice-Chair; R. Ashton, Treasurer; and to recommend S. Weinstein to serve as the WHA's representative to the Community Preservation Committee, M. Antes seconded, and upon a roll call vote the motion passed unanimously. (2022.34)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

Adjourn

K. Goodwin moved to adjourn the Annual Meeting and convene the Regular Meeting, M. Isenburg seconded, and upon a roll call vote the meeting passed unanimously. (2022.35)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

S. Weinstein adjourned the Annual Meeting at 9:08 AM

June 17, 2022 Regular Meeting

- 1 S. Weinstein called the Regular Meeting to order at 9:09 AM and reviewed the agenda.
- 2 Public Comment
There was no public comment.
- 3 Tenant Comment
There was no Tenant comment.
- 4 Minutes
M. Antes moved to approve the minutes of 5/17/22 as written, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2022.36)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 5 Bill Warrant
The Board reviewed Bill Warrant. M. Antes moved to approve the Bill Warrant for May 2022 in the amount of \$83,995.40, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2022.37)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 6 Debit Card Warrant
K. Goodwin moved to approve the Debit Card Warrant for May 2022 in the amount of \$670.30, M. Antes seconded, and upon a roll call vote the motion passed unanimously. (2022.38)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 7 Executive Directors Report
B. Boggia reported on various aspects of WHA operations including tenant accounts receivable, budget comparatives, vacancy ledger, and Section 8 program utilization. The Board also discussed Fair Housing training for WHA staff.
- 8 Maintenance and Capital Improvements
The Board reviewed the Executive Director's Maintenance report including the work order summary report, staffing, and the Eagle Scout raised garden project. The Board also discussed the Bent Park fire alarm upgrade evaluation.
- 9 GASB 74/75 Actuary Report
The Board Reviewed the WHA GASB 74/75 Actuary Report as prepared by Odyssey Advisors
- 10 Repositioning of HUD Public Housing Units
It is the consensus of the Commissioners not to participate in the HUD reposition grant because it is seen not to be a benefit to the WHA or its tenants.

Affordable Housing
The Board discussed the payment to the Municipal Affordable Housing Trust Fund Board as

required in the Hammond Road lease.

Correspondence

The Board reviewed correspondence.

Next meeting

The next meeting was scheduled for 9:00 am on July 15, 2022 to be held remotely.

Adjourn

K. Goodwin moved to adjourn the meeting, M. Isenburg seconded, and upon a roll call vote the motion passed unanimously. (2022.39)

Antes Aye

Goodwin Aye

Isenburg Aye

Weinstein Aye

S. Weinstein adjourned the meeting at 10:04 AM

Documents Reviewed at the Meeting

- Meeting Packet
- Operating Budget Monthly Comparatives
- HUD Income Limits
- Odyssey GASB 74/75 OPEB Liability Analysis
- WHAt's News
- CHAPA Housing Briefs

Attested: _____

Brian Boggia, Executive Director