

**Wayland Housing Authority
Board of Commissioners Meeting
August 26, 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; Russell Ashton; Kevin Goodwin; Marie Isenburg; Susan Weinstein.

Absent: None

WHA Staff Present: Brian Boggia, Lynn Poisson

- 1 S. Weinstein called the Regular Meeting to order at 9:03 AM and reviewed the agenda.
- 2 Public Comment
There was no public comment.
- 3 Tenant Comment
There was no Tenant comment.
- 4 Minutes
R. Ashton moved to approve the minutes of 7/15/22 as amended, M. Antes seconded, and upon a roll call vote the motion passed unanimously. (2022.46)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 5 Bill Warrant
The Board reviewed the Bill Warrant. R. Ashton moved to approve the Bill Warrant for July 2022 in the amount of \$65,791.05, M. Antes seconded and upon a roll call vote the motion passed unanimously. (2022.47)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 6 Debit Card Warrant
K. Goodwin moved to approve the Debit Card Warrant for July 2022 in the amount of \$352.86, M. Antes seconded, and upon a roll call vote the motion passed unanimously. (2022.48)

Antes	Aye
Ashton	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, Section 8 program utilization, applicant and tenant statistical summaries, FSS Action plan, fair housing training for Staff and Commissioners, FY 2021 WHA financial audit, and mock unit inspections. The Board thanked M. Isenburg for her creative garden work at Bent Park.

8 Maintenance and Capital Improvements

The Board reviewed the Executive Director's Maintenance report, Bent Park fire alarm devices upgrade, inspections, upcoming capital improvement contracts, work order summary report, and staffing. The WHA Engineer will make a recommendation on the high-cost bids for the Bent Park fire alarm device upgrade.

9 Affordable Housing

The Board discussed Hammond Road funding and tenant account receivable. There was no bill warrant for Hammond Road. The Board reviewed the RHSO quarterly report to the Town. The Board is considering a request from a Willowbrook affordable homeowner to help with HOA special assessment for capital improvements.

10 The Board will review S. Weinstein's Draft Annual Report to the Town at the next meeting.

11 Correspondence

The Board reviewed correspondence.

12 Next meeting

The next meeting will be scheduled when the WHA receives a recommendation on the Bent Park fire alarm devices.

13 Adjourn

K. Goodwin moved to adjourn the meeting, M. Isenburg seconded, and upon a roll call vote the motion passed unanimously. (2022.49)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

S. Weinstein adjourned the meeting at 9:55 AM

Documents Reviewed at the Meeting

- Meeting Packet
- Operating Budget Monthly Comparatives
- WHAt's News Tenant Newsletter
- FY 2021 Annual Financial Audit Letter
- RHSO Quarterly Report
- Draft Annual Report to the Town
- Correspondence

Attested: _____
Brian Boggia, Executive Director