

**Wayland Housing Authority
Board of Commissioners Meeting
March 16, 2021
3:00 PM
Teleconference**

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

Regular Meeting Minutes

Commissioners Present: Mary Antes; Russell Ashton Kevin Goodwin; Stephanie Lynch, Susan Weinstein

Absent: None

WHA Staff Present: Brian Boggia, Lynn Poisson

Bent Park Resident Marie Isenburg

Others Present: Town of Wayland Financial Analyst Seath Crandall; Various Audio-Visual Technicians

- 1 S. Weinstein called the Regular Meeting to order at 3:04 PM.
- 2 Public Comment
There was no public comment.
- 3 Tenant comment
There was no tenant comment. Marie Isenburg introduced herself as a candidate for the WHA Board of Commissioners.
- 4 Minutes
M. Antes moved to approve the minutes of 12/14/20 as amended, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2021.01).

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye

M. Antes moved to approve the minutes of 12/24/20 as amended, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2021.02).

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye
- 5 Bill Warrant
R. Ashton moved to approve the bill warrant for December 2020 in the amount of \$31,332.63, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2021.03)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye

R. Ashton moved to approve the bill warrant for January 2021 in the amount of \$140,375.78, K.

Goodwin seconded and upon a roll call vote the motion passed unanimously. (2021.04)

Antes	Aye
Ashton	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye

R. Ashton moved to approve the bill warrant for February 2021 in the amount of \$20,722.98, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2021.05)

Antes	Aye
Ashton	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye

6 Debit Card Warrant

M. Antes moved to approve the debit card warrant for January 2021 in the amount of \$598.68, R. Ashton seconded and upon a roll call vote the motion passed unanimously. (202106)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye

7 Executive Directors Report

B. Boggia reported on the various aspect of WHA operations including the WHA response to COVID-19, vaccinations for senior housing residents, and community rooms. The Board reviewed operating financial statements, Operating reserve balances for FY 2020, Section 8 Voucher Program shortfall funding, vacancy ledger, tenant accounts receivable, and Family Self-Sufficiency program grant and future funding, the Board of Commissioner vacancy and candidate, and state ethics training.

8 Maintenance and Capital Improvements

B. Boggia noted that WHA maintenance continues to perform only emergency repairs in tenant apartments where occupants are not exhibiting COVID symptoms. The Board reviewed B. Boggia's report including vacancies, state boiler inspections, Town of Wayland inspections, flooded apartment at Bent Park and possible reasonable accommodations, septic pumping, tree removal at the CVA, tree damage at a scattered site, HUD 2021 Capital Improvement Program, final inspection and warrantee of the CVA roof, and new utility pricing contracts.

9 Other Post-Employment Benefits OPEB

The Board reviewed the OPEB report submitted by Odyssey Advisors which totaled the WHA balance at 1/1/20 at \$631,312.

10 Affordable Housing

B. Boggia reported on Chapter 40B affordable resales and refinances and a proposal to the town to resell an affordable unit at Willow Brook, the vacancy at Hammond Road, the Monitoring agent at Post Road Village, and River's Edge.

M. Antes moved to approve the Hammond Road Bill Warrant for December 2020 in the amount of \$-0-, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (202107)

Antes	Aye
Ashton	Aye
Ashton	Aye
Goodwin	Aye

Lynch Aye

M. Antes moved to approve the Hammond Road bill warrant for January 2021 in the amount of \$516.80, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (202108)

Antes Aye

Ashton Aye

Ashton Aye

Goodwin Aye

Lynch Aye

11 General Correspondence

The Board reviewed General Correspondence folder.

12 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
There were none.

13 Next Meeting(s)

A meeting for next month will be scheduled.

14 Adjourn

R. Ashton moved to adjourn, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2020.09)

Antes Aye

Ashton Aye

Goodwin Aye

Lynch Aye

Weinstein Aye

S. Weinstein adjourned the meeting at 3:51 pm.

Documents to Be Reviewed at the Meeting

- Meeting Packet Operating Budget Monthly Comparatives
- Vacancy Ledger
- OPEB Report
- Hammond Road Financials

Attested: _____

Brian Boggia, Executive Director