

**Wayland Housing Authority
Board of Commissioners Meeting
April 22, 2021
3:00 PM
Teleconference**

In compliance with the revised Open Meeting Law requirements, this meeting was conducted remotely and streamed on WayCAM.

Regular Meeting Minutes

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

Absent: None

WHA Staff Present: Brian Boggia

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 3/16/21 as amended, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2021.10).

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye
- 5 Bill Warrant
M. Antes moved to approve the bill warrant for March 2021 in the amount of \$122,761.39, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2021.11)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye
- 6 Debit Card Warrant
M. Antes moved to approve the debit card warrant for March 2021 in the amount of \$598.68, R. Ashton seconded and upon a roll- call vote the motion passed unanimously. (2021.12)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye

7 Executive Director's Report

B. Boggia reported on the various aspects of WHA operations including the WHA response to COVID-19, vaccinations for senior housing residents, and community rooms. The Board reviewed operating financial statements, vacancy ledger, tenant accounts receivable, and Family Self-Sufficiency program grant and future funding, the status of the FY 2020 annual financial audit, HUD COVID waivers, and Wayland water bottle distribution.

8 Maintenance and Capital Improvements

B. Boggia reported on WHA maintenance operations, state boiler inspection required upgrades, and Building Commissioner inspections.

9 HUD Income Limits

K. Goodwin moved to approve the 2021 HUD Income Limits, S. Lynch seconded and upon a roll-call vote the motion passed unanimously. (2021.13)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye

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 and potential affordable housing development at Mendler woods.

M. Antes moved to approve the Hammond Road Bill Warrant for March 2021 in the amount of \$3,247.07, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2021.14)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	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

The Board thanked S. Lynch for her service on the WHA Board.

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. (2020.15)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Lynch	Aye
Weinstein	Aye

S. Weinstein adjourned the meeting at 3:50 pm.

Documents to Be Reviewed at the Meeting

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

Attested: _____
Brian Boggia, Executive Director