

# Town of Bellingham MA

10 Mechanic Street, Bellingham MA 02019

## MINUTES09.13.2016

Bellingham Housing Authority  
Meeting Minutes  
September 13, 2016 held at Wrentham Manor

- Call to Order at 6:05 p.m.

The regular meeting of the Housing Authority Board of Commissioners was held at Wrentham Manor. The following members, staff and others were present:

Joseph M Hall, Chairman	Lawrence J Sposato, Jr, Vice Chairman
Sandra Tracy, Commissioner	Linda Cartier, Commissioner (left early)
Monique Bergeron, Executive Director	Mrs. Sacco, Asst Treasurer (arrived late)
Residents	

- Approval of minutes of August 9, 2016 meeting
  - Motion to accept minutes made by Mr. Sposato, seconded by Mrs. Cartier, discussion regarding incorrect items.
  - Mrs. Cartier also inquired to the legality of stating tenant names in the minutes.
  - Mr. Sposato retracted motion and motioned to pass over, seconded by Mrs. Cartier, all in favor, motion carried.
- Public Input
  - Mrs. Ladouceur requested that the gas grill policy be reviewed. The current policy does not allow propane or charcoal grilles on the property. Mrs. Ladouceur stated that a grill would be thoroughly enjoyed by all of the residents. Discussion regarding a possible policy amendment was discussed; legal and fire safety issues were presented by the board. Mrs. Bergeron will research and present a draft policy change if possible.
- Old Business
  - Mrs. Bergeron presented Mr. Larry Ahler from BlueWave Solar. Mr. Ahler presented additional information regarding solar net metering, the process and the end results.
    - The board asked Mrs. Bergeron to obtain additional information from other agencies that have contracted with BlueWave for comments.
  - Resolution 2016-10 Rent Collection Policy Amendment
    - Mrs. Bergeron explained the requested changes to the policy; discussion.
    - Mr. Sposato made a motion to approve Resolution 20016-10 with the noted changes to section 5, seconded by Mrs. Cartier, all in favor, motion carried.
  - Resolution 2016-07 Firearms/Weapons Policy
    - Discussion, tabled.
- New Business
  - Resolution 2016-09 2017 Fair Market Rent/Payment Standards

- Presented by Mrs. Bergeron; required under the Housing Choice Voucher Program.
- Mrs. Cartier made a motion to approve Resolution 2016-07 FMR/PS, seconded by Mr. Sposato, all in favor, motion carried.
- MRVP Waiting List Opening
  - Mrs. Bergeron presented the fact that all three-bedroom applicants have been exhausted from the list. The list currently contains applicants. Mrs. Bergeron is requesting to keep the Family waiting list closed; there are currently applicants.
  - Discussion ensued.
  - Mrs. Cartier made a motion to keep the Chapter 705 Family waiting closed for another year and to open the MRVP waiting list, seconded by Mrs. Tracy, all in favor, motion carried.
- Treasurer's Report
  - Members reviewed highlights, trends and issues from the check registers
- Accountant's Report
  - Members reviewed highlights, trends and issues from the accountant compilations
  - Mrs. Bergeron explained that Retained Revenue increased significantly due to payments for Modernization Administrative Fees that were earned.
- Executive Director's Report
  - Highlights of report presented
  - Current vacancies: One
  - Presented "What is Public Housing" at the Bellingham Council on Aging Center.
  - Mr. Hall requested that identification numbers are not necessary on the tenant accounts receivable report.
- Any other business that may legally come before the board
- Meeting Closure
  - Next meeting October 11, 2016
  - Motion to adjourn made by Mr. Sposato, seconded by Mrs. Sacco, all in favor, motion carried.