

Salisbury Housing Authority

6/10/2021 Minutes

Meeting held remotely per Governor Baker's executive order due to the Coronavirus outbreak.

Pledge (5:00pm)

Roll Call

Board Members: Ralph Sweeney, Maryann Newman, Shirley Joubert

Salisbury Housing Authority staff: Kate McGuire - Executive Director (ED), Alex Russell – Maintenance Director (MD), Jessica Sadoway – Assistant Director (AD)

Moment of reflection

Ralph Sweeney stated that he would like to recognize the great contribution that Larry Quinn made to the SHA during his time as a tenant and board member. Ralph Sweeney stated that Larry did great work with the Link House and was very helpful to the SHA community during the winter of 2015, using his connections to get the National Guard in to help remove snow. Ralph Sweeney asked the ED to look into getting a plaque to commemorate Larry.

Bills

Maryann moved to approve bills; Shirley seconded. Vote was unanimous.

Minutes

Maryann moved that the board accept the May minutes. Seconded by Shirley, and the board approved unanimously.

Correspondence

The ED presented the financial statement for April 30, 2021. no major changes this month.

Executive Director's Report

The ED stated she will be working on reviewing the annual capital improvement plan and she would like the board input on any projects they would like to see happen. The ED stated some of her wishlist projects are to upgrade all of the bathrooms, a second phase of the porch repair project, replace the unit exterior doors, upgrade the existing ADA units to be fully accessible and upgrade the kitchens. Ralph Sweeney stated that he would prioritize the porches and exterior doors. Maryann Newman stated that she was glad the parking repairs were already in the plan.

The ED stated that the draft Annual Plan will be posted soon and the SHA will be holding a meeting in person with the GMVTO.

The ED stated that in response to Governor Baker rolling back many of the COVID restrictions the SHA will follow suit including opening the community room when construction is completed. The SHA will recommend mask wearing for unvaccinated tenants but the staff will not be able to monitor compliance. It will be an honor system.

The SHA request for a waiver to the Tenant Board Member provision has been approved by DHCD and will be renewed every year until the expiration of Shirley Joubert's term.

The ED recommended the board purchase and adopt the Nan McKay admin plan. The ED attached the Ipswich plan as an example.

Motion by Maryann to adopt the Nan McKay Section 8 Admin plan. Second by Shirley. All in favor.

Maintenance Report

The ED stated that the accessible unit project is still facing significant delays due to issues with supplies. Alex Russell (MD) stated that there are currently 4 vacant units and 2 with the leasing department.

Public Comment

Shirley Joubert asked about getting some adirondack chairs. the MD stated that he had purchased some new benches and would look into the chairs. Shirley asked when the public bathrooms would be open and the MD stated that they would be open in the next few weeks.

Maryann moves the board adjourn; Shirley seconded. Board approved unanimously.