

Salisbury Housing Authority

11/10/2022 Minutes

Chaired by Ralph Sweeney

Directors Present: Ralph Sweeney, Samson Racioppi, Shirley Joubert

Executive Director: Kate McGuire (ED) --Email: kate@ipswichhousing.com

Pledge (5:00pm)

Roll Call

Ralph Sweeney, Samson Racioppi, Shirley Joubert.

(2) GMVTO officers, (8) residents.

Moment of reflection

Ralph inquired about whether anyone has passed. There were (3) residents who sadly passed this month. It has been a long time since the authority has lost any tenants.

(The board held a moment of reflection)

Bills

Sam asked about the service fee for the truck because of the amount it was. The ED stated that the truck is getting old and it is standard for us to be bringing in the truck for maintenance before winter. The ED advised that the housing authority should consider purchasing a new truck next year.

Shirley moved to approve the regular and recurring bills; Samson seconded.

Ralph votes aye

Shirley votes aye

Samson votes aye

Approval of October 2022 Minutes

Shirley moves to approve September meeting minutes. Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE

Correspondence

The ED stated the SHA is on track to maintain healthy reserves and finances. Currently at 46%. Strong possibility of purchasing a truck from reserves next year.

Executive Director Report

The ED stated she is very happy to announce that the IHA/HHA/SHA hired Doug Batchelder as the new Director of Maintenance and Modernization who will be starting on November 14, 2022. The Ed stated that the SHA has hired help to assist Dave for snow removal purposes this winter. The ED stated that Doug will be attending next month's meeting to meet the board. The ED stated that the MA NAHRO Conference is next week and most of the staff will be attending.

The ED stated the HUD released special vouchers via the Consolidated Appropriations Act and the SHA received (3) additional vouchers for the Section 8 program. They are effective October 1st and are in the process of being utilized. With these additional vouchers there are 57 total vouchers for SHA.

Maintenance Report

The ED stated they are expecting a number of units to be added to the vacancy list over the next month or so. At present there are (3) total vacant units. B12 and A1 are in the process of being turned over and should be done mid-December. C1 has been turned into a Capital project due to the necessary repairs. Ralph asked if there were new issues with the heat pumps. The ED replied that there were not.

GMVTO Report

Bernie Boylan, GMVTO President stated that at the December meeting the GMVTO will poll residents about whether they are interested in continuing bingo.

Public Comment

Tenant had a complaint regarding visible algae and moss on the roof and is concerned about potential leakage if it progresses. The ED stated that maintenance will investigate.

Adjournment

Shirley moves the board adjourn, Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE