

Regular Meeting
Natick Housing Authority
July 12, 2021

The Regular Meeting of the Natick Housing Authority was held on Monday, July 12, 2021 in the Robert J. Ryan Community Board Room, Coolidge Gardens, 4 Cottage Street, Natick, Massachusetts at 6:30pm. The meeting was called to order by Chairman, Meg Kiely and upon roll call all those present and absent were as follows:

Present:	Margaret E. Kiely	-Chairman
	William H. Grogan	-Vice-Chairman
	Gregory K. Bazaz	-Treasurer
	Erica E. Ball	-Commissioner
	Vacant	-Assistant-Treasurer
	Randy J. Waters	-Executive Director
	Sue Hur	-Finance Manager
Absent:	None	

Chairman, Meg Kiely opened the meeting at 6:36pm and informed those in attendance that the meeting was being recorded.

Minutes

June 10, 2021

William Grogan made a motion seconded by Greg Bazaz and it was voted unanimously to approve the June 10, 2021 minutes as written.

Executive Director Report

Randy Waters informed the Board that FY2022 Annual Plan is in progress and CGTO can look through the Notice of Public Hearing once it gets uploaded on the DHCD website. The Annual Plan hearing is planned for 09/09/2021 at 6:30pm. Mr. Waters informed the Board that he had received a letter of concern and believes an Executive Session may be needed. He will check on the requirements and see if it can be held on Monday 07/19/2021 at 6pm.

New Energy Supplier Contract

Mr. Waters introduced Jodi Maurer of Globele Energy LLC. She is no longer with Secure Energy Solutions. Our current electricity contract will expire in June 2022 and she advised to sign up for a new contract before the winter. The 30-month contract with Direct Energy at \$0.105/kwh is less than the current contract price of \$0.108. William Grogan made a motion and seconded by Greg Bazaz and it was voted unanimously to approve the new electricity contract to be serviced by Globele Energy LLC from June 2022.

Monthly Reports

Tenant Accounts Receivable

Randy Waters informed the Board that the tenant accounts receivable for the month of June 2021 increased again to 19%. This is the highest level for NHA.

Vacancies

Randy Waters reported to the Board that the vacancies for June 2021 remained at 4% agency wide with 16 units.

Financial Review & update

Vendor expenses, overtime and landlord payments for the month of June 2021 were reviewed.

Monthly financial reports as of June 30, 2021 was presented. Mr. Waters informed the Board that NHA continues to perform well with 400-1 reserves slightly decreased to 86%.

Erica Ball made a motion seconded by William Grogan and it was voted unanimously to accept and approve all financials as presented.

Project #202098/Paving -Additional Parking @ Coolidge Gardens

Randy Waters reminded the Board that the landscaping hasn't been completed.

Staffing & Organizational Updates – Administrative & Maintenance Departments

No update at this time.

Board Member Concerns

Greg Bazaz suggest for the September board meeting to be held at Cedar Gardens.

Cedar Gardens Tenant Organization

Sandra Green expressed her concerns about the pot holes and not enough street lights up in Cedar Gardens especially on Cedar Terrace. She thinks more recycle bins are needed at Cedar Gardens. She would like to hold an End of Life Planning event at Cedar Gardens along with a Wellness Fair. She announced that the Debbie Henry Appreciation event will happen soon.

Greg Bazaz made a motion seconded by William Grogan and it was voted unanimously to adjourn at 8:21pm.