

Regular Meeting
Natick Housing Authority
July 14, 2022

The Regular Meeting of the Natick Housing Authority was held on Thursday, July 14, 2022 in the Robert P. Ryan Community Hall, 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
	Gregory K. Bazaz	-Treasurer
	Erica E. Ball	-Commissioner
	Vacant	-Assistant-Treasurer
	Randy J. Waters	-Executive Director
	Sue Hur	-Finance Manager
Absent:	William H. Grogan	-Vice-Chairman

Chairman, Meg Kiely opened the meeting at 6:40pm and informed those in attendance that the meeting was being recorded.

Minutes

June 9, 2022

Greg Bazaz made a motion seconded by Erica Ball and it was voted unanimously to approve the June 9, 2022 minutes as written.

Monthly Reports

Tenant Accounts Receivable

Randy Waters informed the Board that the tenant accounts receivable for the month of June 2022 increased to 13%.

Vacancies

Randy Waters reported to the Board that the vacancies for June 2022 increased to 4% agency wide with 16 units, four more than last month.

Financial Review & update

Vendor expenses, overtime and landlord payments for the month of June 2022 were reviewed.

Monthly financial reports as of June 30, 2022 were presented. Mr. Waters informed the Board that NHA continues to perform well and the 400-1 reserves at the end of June 2022 remained at 88%.

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

Capital & Modernization Updates

Project 202118/Bathroom Upgrade Phase 2

Mr. Waters updated the Board that this project is out to bid with sub-bid due on 8/03/2022 and the General Contractor bid due on 8/17/2022.

Project 202124/Paving Project @ Cedar Gardens

No update at this time.

Project 202125/Heating pump at 201 Pond Street.

No update at this time; this project is still in design phase

Power washing at Cedar Gardens

Mr. Waters informed the Board that this project has been completed. NHA is grateful for the \$9,000 funds provided by the Natick Affordable Housing Trust.

28 Curve Street Roofing Project

Mr. Waters updated the Board that this project has been completed.

Staffing & Organizational Updates

Mr. Waters informed the Board that the new Housing Coordinator, Yusuf Mohamed is doing a great job.

Board Member Concerns

Chairman Kiely and the Board would like an updated status of the ARPA funds and HILLAP application to better plan out projects to be done through NHA reserve funds. Chairman Kiely would like a new reserves projects list showing 3 – 5 years.

Cedar Gardens Tenant Organization Report

Sandra Green informed the Board that the landscaping at Cedar Gardens have improved a lot. She thinks there are still some trees that may need to be cut down for safety reasons. Many residents attended the

BBQ party Jane Purser organized with the assistance of the Rotary Club. The residents were very happy. They are also happy with the new Housing Coordinator too.

Greg Bazaz made a motion seconded by Erica Ball and it was voted unanimously to adjourn at 7:55pm.