

Regular Meeting
Natick Housing Authority
November 15, 2022

The Regular Meeting of the Natick Housing Authority was held on Tuesday, November 15, 2022 in the Robert P. Ryan Community Hall, Coolidge Gardens, 4 Cottage Street, Natick, Massachusetts at 6:00pm. 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
	Vacant	-Commissioner
	Vacant	-Assistant-Treasurer
	Randy J. Waters	-Executive Director
	Sue Hur	-Finance Manager
	Jane Purser	-Resident Services Coordinator
Absent:	None	

Chairman, Meg Kiely opened the meeting at 6:06pm and informed those in attendance that the meeting was being recorded.

Minutes

October 25, 2022

Greg Bazaz made a motion seconded by William Grogan and it was voted unanimously to approve the October 25, 2022 minutes as written.

Monthly Reports

Tenant Accounts Receivable

Randy Waters informed the Board that the tenant accounts receivable for the month of October 2022 increased to 38%. There were more unreported income.

Vacancies

Randy Waters reported to the Board that the vacancies for October 2022 remained at 6% agency wide with 22 units, one less than last month.

Financial Review & update

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

Monthly financial reports as of October 31, 2022 were presented. Mr. Waters informed the Board that NHA continues to perform well and the 400-1 reserves at the end of October 2022 is at 88%.

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

Project 202118/Bathroom Upgrade Phase 2

Mr. Waters updated the Board that the pre-construction meeting is scheduled for 11/17/2022. After the meeting, he will schedule a meeting with the Cedar Gardens residents.

Project 202124/Paving Project @ Cedar Gardens

No update at this time.

Project 202125/Whole House Heating Pump

No update at this time.

ARPA Formula Funding Awards

Mr. Waters presented to the Board the ARPA contract for CFA 4001 in the amount of \$612,008 and CFA 4050 in the amount of \$443,919 for the targeted projects. Schedule of projects with funding sources will be presented in the January meeting.

Staffing & Organizational Updates

RSC Update & Funding Application Report

NHA Resident Services Coordinator, Jane Purser updated the Board all the events and services she has been working on for the last several months. She shared the recent leaf raking and cook out at Cedar Gardens provided through Keep Natick Beautiful, Spark Kindness, Natick Service Council. She also received a donation from Wegmans. She participates in the quarterly Natick Task Force meetings and has been invited to participate in monthly mini-task force. She met and provided services to 140 residents year to date. There are abundant challenges in health, mental, and technology for our elders. The application for the RSC funding for the next 5 years has been submitted to DHCD. The extra funding will allow her to work one more day a week. She plans to focus on NHA family residents with the extra time. She shared her wish list of having a community center for our children, nurses and clinicians on site for our elders and free high speed wi-fi for all NHA residents. William Grogan and other board members expressed their gratitude to Jane for all her efforts and services for NHA.

Board Member Concerns

None at this time.

Cedar Gardens Tenant Organization Report

Sandra Green informed the Board that CGTO hosted an appreciation dinner for Jack Cooper. She is planning a Christmas party for the residents.

William Grogan made a motion seconded by Greg Bazaz and it was voted unanimously to adjourn at 7:19pm.