

Regular Meeting  
Natick Housing Authority  
January 19, 2023

The Regular Meeting of the Natick Housing Authority was held on Thursday, January 19, 2023 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
	William H. Grogan	-Vice-Chairman
	Gregory K. Bazaz	-Treasurer
	Vacant	-Commissioner
	Vacant	-Assistant-Treasurer
	Randy J. Waters	-Executive Director
	Sue Hur	-Finance Manager

Absent: None

Chairman, Meg Kiely opened the meeting at 6:35pm and informed those in attendance that the meeting was being recorded.

Minutes

December 8, 2022

William Grogan made a motion seconded by Greg Bazaz and it was voted unanimously to approve the December 8, 2022 minutes as written.

Monthly Reports

Tenant Accounts Receivable

Randy Waters informed the Board that the tenant accounts receivable for the month of December 2022 increased to 49%.

Vacancies

Randy Waters reported to the Board that the vacancies for December 2022 increased to 6% agency wide with 23 units.

Financial Review & update

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

Monthly financial reports as of December 31, 2022 will be presented next month along with FY2023 NHA Operating Budget.

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 meeting of the residents just took place and the 2 sample units in building J will start on 1/23/23. It will take 10 days.

Project 202124/Paving Project @ Cedar Gardens

No update at this time.

Project 202125/Whole House Heating Pump

No update at this time.

Staffing & Organizational Updates

*Mr. Waters presented to the Board the new Natick Housing Authority Fair Housing Marketing Plan, Reasonable Accommodations Plan, and Language Access Plan for review and approval. After some discussion, Gregory K. Bazaz made a motion seconded by William H. Grogan and it was voted unanimously to approve and accept these new plans to be incorporated into the Natick Housing Authority Annual Plan.*

Board Member Concerns

Greg Bazaz shared with the Board some information from the Natick Affordable Trust Fund meetings. The Trust funds some rent assistance program for Natick residents who are in need through Natick Service Council. Greg Bazaz suggested that the Trust may have some funds available for NHA again if NHA can demonstrate a need.

Cedar Gardens Tenant Organization Report

None at this time.

Greg Bazaz made a motion seconded by William Grogan and it was voted unanimously to adjourn at 7:37pm.