

Millbury Housing Authority

Minutes

November 22, 2022

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2022 DEC 19 AM 9:12
MILLBURY, MASS.

Meeting convened at 1:05 pm

Present: Frances Gauthier, Sherry Forleo, Veronica Wood, Virginia Yasko

Absent: Lucy Chabot

Others present: Tom Joy by phone

Tom Joy presented the end of year fiscal reports to the Board. He stated that we're in pretty good shape, and no one had questions.

- Motion by Veronica Wood, seconded by Sherry Forleo to accept the end of year reports for the 400-1 program and the MRVP which includes the Analysis of Net Assets, Quarterly Operating Statement, and the Balance Sheet.

Veronica Wood, yes...Virginia Yasko, yes, Sherry Forleo...yes, Frances Gauthier...yes...Motion carried unanimously

- Motion by Veronica Wood, seconded by Sherry Forleo to accept the minutes of the September 21st meeting.

Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

- Motion by Sherry Forleo, seconded by Veronica Wood to accept the September Consolidated Report Voucher in the amount of \$106,428.34

Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

- Motion by Sherry Forleo, seconded by Virginia Yasko to accept the September MRVP Voucher Report in the amount of \$2,239.00.

Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

- Motion by Veronica Wood, seconded by to accept the October Consolidated Voucher Report in the amount of \$24,796.70.

Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

- Motion by Sherry Forleo, seconded by Virginia Yasko to accept the October MRVP Report in the amount of \$2,239.00.
Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously
- Motion by Veronica Wood, seconded by seconded by Sherry Foleo to accept the #14th amendment change for formula funding in the amount of \$113,097.00.
Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously
- Motion by Veronica Wood, seconded by Sherry Forleo to accept the ARPA targeted award in the amount of \$350,000.
Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

Discussion: Lockouts...Carol Smith informed the Board that the lockout policy hasn't been reviewed in many years. The number of after-hours lockouts, usually by some of the same tenants, is costing the authority more money than it should. The tenants are advised, when they sign their lease, that they should either hide a spare key, or give a key to a local friend or family member for lock out situations. Virginia Yasko stated that she was locked out once, and it was the fault of the lock. It didn't unlock fully when engaged. She suggested that maintenance check the lock for problems during the first lock. The Board agreed that this was a good suggestion.

It was determined that the discussion be tabled until the next meeting.

- Motion by Veronica Wood, seconded by Sherry Forleo to adjourn.
- Veronica Wood, yes...Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

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Veronica Wood, yes... Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

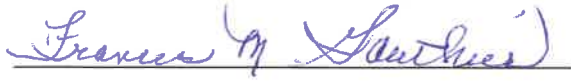
- Motion by Sherry Forleo, seconded by Virginia Yasko to accept the September MRVP Voucher Report in the amount of \$2,239.00.

Veronica Wood, yes... Virginia Yasko, yes...Sherry Forleo, yes...Frances Gauthier, yes...Motion carried unanimously

- Motion by Veronica Wood, seconded by to accept the October Consolidated Voucher Report in the amount of \$24,796.70.

Meeting Adjourned at 1:55

Next Meeting scheduled for 12/14.



Frances Gauthier



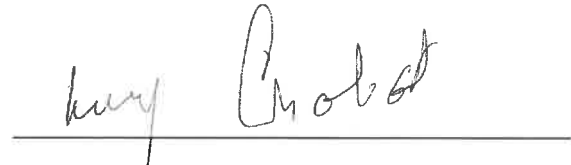
Carol A. Smith



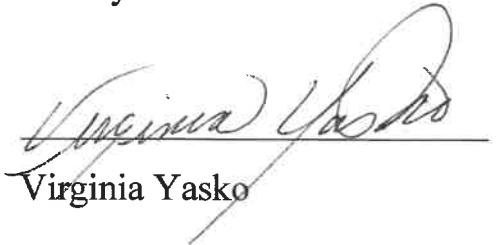
Veronica Wood



Sherry Forleo



Lucy Chabot



Virginia Yasko