

A regular meeting of the Webster Housing Authority was held on Monday August 26, 2019 at 10 Golden Heights, Webster. The meeting was called to order at 530 pm.

- I. Roll Call: members present were Douglas Babcock, David DuPont and Peter Luchina. Members absent were Roland Napierata and James Avery, who notified Paula they would be absent due to medical reasons. Also present were Paula Mayville, Executive Director, Teresa Raymond, Phil Kenney, Mary Kenney, Virginia Suarez Ken Hoegen, Frank Stefanik, Marie Hardy, Laurie Herra, Rhea Parker and William Herra. Chair announced that an audience member would be video-taping the meeting
- II. Minutes from July 29, 2019: Douglas Babcock made a motion to approve the minutes as presented. Motion seconded by Peter Luchina, all members in favor.
- III. Executive Director's report
 1. ModPhase ongoing: Paula reported that she had met with representatives from Summit Eldercare who were already working with two other housing authorities that secured ModPhase grants. Summit has pledged a letter of support and will assist WHA in determining its needs through a survey to residents and their families.
 2. Upon notifying DHCD that we accepted the RISE proposal for mini-split heat pumps at GH1, staff requested they review the proposal before we sign. Just like RCAT, the DHCD team wants to be sure our operating budget can be adjusted to afford the maintenance of these units that other LHAs are seeing after the first year of operation

IV. Report of Tenant Organization: Teresa Raymond reported that the GHTO meeting will be Aug 29th. Tri Valley is coming September 18 for a presentation/talk and coloring. Webster Manor and Brookside will be hosting their usual dinners/snacks during the month.

V. New Business none

VI. Unfinished Business

Last month, WHA reviewed bids to expand parking at Golden Heights II. The vote was tabled so absent board members could be heard at this meeting. Adding eight additional parking spaces adjacent to the existing lot across from Bldg 19 ranged from \$32,800 to \$67,000. Low bidder Century Paving (Fall River) was unknown to WHA and engineer, however reference checks reveal they've been working in Webster and the OCD is more than pleased with their performance. For comparison purposes, Paula noted that the last round of renovations to eight bathrooms came in at \$56,900. Board discussed the possibility of the town tightening regulations in the future, which may increase the future cost if we don't move forward at this time. Paula reviewed the timeline for obligating funding in the federal five-year plan. Peter Luchina noted that the prints read "bit. Concrete pavement expansion" and the cost/durability comparison to black top was discussed at length. In order to

obtain more information and move forward with the existing five year plan, Douglas Babcock made a motion to push this project to the end of the plan and continue with bathrooms, motion seconded by Peter Luchina, all members in favor.

- VII. Other Business Unknown at time of posting: Paula provided information in packets about the Kiva Center's upcoming bimonthly workshops for peer support. Frank Stefanik gave information from mass.gov about the upcoming mosquito spraying in Webster postponed the prior night because of temperatures.
- VIII. Bills & Listing: bills were reviewed and checks signed at the beginning of the meeting
- IX. Adjourn, schedule next meeting: Next meeting scheduled for Sept 23 (the fourth, not the last Monday of the month). Douglas Babcock made a motion to adjourn at 557 pm, seconded by Peter Luchina, all members in favor.

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Paula Mayville, Executive Director