

Minutes of the
WEST BRIDGEWATER HOUSING AUTHORITY
7 Esther Drive
West Bridgewater, MA 02379
Tuesday, February 20, 2024 @ 6:00 pm

A Regular Meeting of the West Bridgewater Housing Authority was held on Tuesday, February 20, 2024 at 6:00 pm in the Community Room at West Bridgewater Housing Authority, 7 Esther Drive, West Bridgewater, MA, 02379.

Members Present:

Paula Bunker, Chairman
John Cruz, Treasurer
Dennis Packard, Member
Diane Perry, Member

Members Absent:

Ray Rogers, Vice Chairman

Others Present:

Betty Gibbons, Executive Director

Call Meeting to Order at 6:02 pm. Operation under the authority of MGL chapter 111

New Business:

Motion by Diane Perry and seconded by Dennis Packard to approve the minutes of the Regular Meeting held on January 9, 2024. So, Voted.

Review and approve the bills paid through February 13, 2024. Motion made by John Cruz to approve the payment of the bills paid through February 13, 2024. Seconded by Diane Perry. So, Voted

Review and approve the Accountants Report for the financial statement for the period ending December 31, 2023. The report shows that reserves are currently 52.61%. This reserve is currently above DHCD Operational Guidance threshold of 35%. Motion made by Diane Perry to approve the accountants report. Seconded by Dennis Packard. So, Voted.

Review and approve the quarterly operating statement ending December 31, 2023. Motion made by Diane Perry to approve the quarterly operating statement ending December 31, 2023. Seconded by Dennis Packard, So Voted.

Board to vote on the hire of an Executive Director for West Bridgewater Housing Authority or on a 30-day renewal for the Interim Executive Director to continue as the Interim Executive Director for an additional 30 days at the same salary and hours. No benefits to be provided. Motion made by Diane Perry to hire Betty Gibbons as the Executive Director for West Bridgewater Housing Authority with the same hours, salary, benefits as the previous contract. Salary of \$34,766.00-. 16 hours per week, 4 weeks' vacation, 3 weeks sick time and 2 personal days yearly. Seconded by John Cruz. So, Voted.

Board to review and vote on the current No Alteration Policy. Motion made by Dennis Packard to approve the No Alteration Policy. Seconded by Diane Perry. So, Voted.

Board to review and vote on the current Rent Policy. Motion made by Diane Perry to approve the Rent Policy. Seconded by Dennis Packard. So, Voted.

Board to review and acknowledged the following PHN Notice(s):

2024-01 – Public Comment Period for Promulgation of Amendments to 760 CMR 6:00

2024-02 – Requirement to consult residents when entering into Management Agreement.

Motion made by John Cruz to acknowledge PHN Notices 2023-01 & 2024-02. Seconded by Diane Perry. So, acknowledged.

Executive Director's Report

Maintenance Report

Monthly Maintenance Report

Adjourn:

Motion made by John Cruz to adjourn the meeting at 6:32 pm. Seconded by Diane Perry. So, Voted.
