

Minutes of the
WEST BRIDGEWATER HOUSING AUTHORITY
7 Esther Drive
West Bridgewater, MA 02379
Tuesday, June 11, 2024 @ 6:00 pm

A Regular Meeting of the West Bridgewater Housing Authority was held on Tuesday, June 11, 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
Ray Rogers, Vice Chairman
Dennis Packard, Member
Diane Perry, Member (via phone)

Members Absent:

John Cruz, Treasurer

Others Present:

Betty Gibbons, Executive Director

Call Meeting to Order at 6:06 pm. Operation under the authority of MGL chapter 111.

New Business:

Motion by Dennis Packard and seconded by Ray Rogers to approve the minutes of the Regular Meeting held on May 14, 2024. So, Voted.

Review and approve the bills paid through June 11, 2024. Motion made by Dennis Packard to approve the payment of the bills paid through June 11, 2024. Seconded by Diane Perry. So, Voted

Review and approve the Accountants Report for the financial statement for the period ending April 30, 2024. The report shows that reserves are currently 54.90%. 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.

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

Board to review and vote on the Fair Housing Marketing Plan/Policy, Fair Housing Affirmative Action Marketing Plan & the Affirmative Action/Fair Housing Outreach Efforts. Motion made by Dennis Packard to approve the Fair Housing Marketing Plan/Policy, Fair Housing Affirmative Action Marketing Plan & the Affirmative Action/Fair Housing Outreach Efforts. Seconded by Diane Perry. So, Voted.

Board to review & vote on the Affirmative Action Goal Adoption for West Bridgewater Housing Authority. Goal 18.20%. Motion made by Dennis Packard to approve the Affirmative Action Goal Adoption for West Bridgewater Housing Authority. Seconded by Diane Perry. So, Voted

Board to review & vote on Change Order #2. (Seven Propose Change Orders)

PCD 6: This change order was requested after we discovered during excavation that the existing foundation are 4' deeper than the anticipated value carried during bidding due to bad existing soils. Structural Engineer advised to match the depth, away from building match again to find the good structural soils. After further review and the very high cost to replace all deeper, Engineer revised his recommendation to reduce the change order costs. - \$19,746.90

PCD 7: New Insulation - \$4,443.80

PCD 8: Bedroom drywall - \$4,780.01

PCD 12: Shower pipe replacement - \$5,335.04

PCD 13: Water main pipe replacement and new sleeves - \$11,727.69

PCD 14: Toilet flange replacement & kitchen sink pipe relocation - \$3,063.82

PCD 15: Hose bib relocation - \$855.85

Motion made by Dennis Packard to approve Change Order #2. Seconded by Diane Perry. So, Voted.

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

2024-07 Promulgation of Amendments to 760 CMR 6.00

2024-08 Amendments to State-Aided Public Housing Lease & Lease addendums

Motion made by Ray Rogers to acknowledge PHN Notice 2024-07 & PHN Notice 2024-08. Seconded by Diane Perry. So, acknowledged.

Executive Director's Report

Maintenance Report

Monthly Maintenance Report

Adjourn:

Motion made by Ray Rogers to adjourn the meeting at 6:39 pm. Seconded by Dennis Packard. So, Voted.