

WEST BRIDGEWATER HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, September 10, 2024 @ 6:00 pm

**Agenda**

The West Bridgewater Housing Authority will hold a meeting on September 10, 2024 at 6:00 pm. This meeting is being held at the office of the Authority located at 7 Esther Drive, West Bridgewater, MA. This meeting is open to the public and is not being recorded.

Call meeting to order: Operation under the authority of MGL Chapter 111

**New Business**

1. Approve the minutes of the Regular Board Meeting of August 13, 2024
2. **Financial Report.**
  - a. Bills paid through September 10, 2024
  - b. Review and Approve the Accountants report for the period ending July 31, 2024
3. Board to review, vote and approve/accept FY2025 budget.
4. Board to review & vote on a 4% increase in Executive Directors salary in accordance with PHN 2022-02 Executive Director Salary & Qualifications Schedule released January 25,2022 and updated through the FY 25 budget guidelines, as outlined in Public Housing Notice 2024-13.
5. Board to review & vote on to increase the Executive Director salary up to the maximum in the budget guidelines for an Executive Director whose salary is less than the FY 2025 maximum so long as the increase can be absorbed in the local housing authority's FY2025 ANUEL.
6. Board to review & vote on increase in maintenance wage rates as allowed per PHN Notice 2024-13.
7. Board to review & vote to authorize submission for Admin Fees from EOHLC for any/all capital projects up to 10% and more if ever allowed.
8. Board to review & vote on any/all Change Orders, if applicable.
9. Board to review & acknowledge the following PHN Notice:
  - PHN 2024 -11 - Replacement Policy for Fossil-Fuel Fired Equipment
  - PHN 2024-12 - Cyber Security Alert Protecting your LHA from Active Threat of Cyber Criminals
  - PHN 2024-13 - FY25 Local Housing Authority Budget Guidelines
  - PHN 2024-14 – Mandatory Data Reporting
  - PHN 2024-15 – 689/167 Contract Transiting to DocuSign

**Executive Director's Report**

**Maintenance Report**

Maintenance Report detailing duties performed

**Adjournment**

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