

**WALPOLE HOUSING AUTHORITY
REGULAR MEETING
January 04, 2021**

The meeting, held in the Community Room, 8 Diamond Pond Terrace and remotely at GoToMeeting, was called to order by Chairperson Peter Betro at 6:10 pm.

PRESENT Peter Betro
 Margaret O’Neil Remote Joining meeting at 6:25 pm
 Michael Teeley Remote
 Joseph F. Doyle, Jr. Remote

ABSENT: Joseph Betro

ALSO PRESENT: Denise Landry, Executive Director/Secretary

THE MINUTES OF DECEMBER 14, 2020 REGULAR MEETING

- **Motion:** By Michael Teeley to approve the Minutes of December 14, 2020 Regular Meeting.
- **Seconded:** By Joseph F. Doyle, Jr.
- **Voted: 3-0-0:** To approve the Minutes of December 14, 2020 Regular Meeting.

TREASURER'S REPORT NOVEMBER 30, 2020

Upon a motion duly made by Michael Teeley and seconded by Joseph F. Doyle, Jr., it was unanimously,

- **Voted: 3-0-0:** To approve the November 30, 2020 Treasurer’s Report.

BILLS FOR PAYMENT

Upon a motion duly made by Joseph F. Doyle, Jr., and seconded by Michael Teeley, it was unanimously,

- **Voted: 3-0-0:** To approve the attached list of bills for payment dated:
 12-22-2020
 12-31-2020
 01-04-2021

MAINTENANCE

No maintenance items related to operations acted upon at this time.

Executive Director provided project updates.

Member Margaret O’Neil joining the meeting remotely at 6:25 pm.

NEW BUSINESS

No New Business acted upon at this time.

UNFINISHED BUSINESS

Walpole CFA 5001 Amendment 9 - Formula Funding Awards: Public Housing Compliance Reserve Award To Fund Change Order For 667-2 Diamond Pond Terrace Stair/Landing Replacement Project

Project 314058 is Phase 2 for an initial project (Project 314048) that was started by Contractor Avatar Construction, who failed to finish the work and was terminated by Walpole Housing Authority.

The original building permits issued to Daniel Reynolds, Project Manager for Avatar Construction were closed at termination of the initial project contract, with the understanding that the permits would be reissued with a newly selected contractor to finish the work.

The Town of Walpole Building Inspection Department has determined that some railing heights and construction on the framing for the staircases from the initial work needed to be addressed by the new Contractor, Vareika Construction in order to bring the stair framing and railings into code compliance.

Walpole Housing Authority requested compliance funding to cover the change order cost for Vareika’s work to ensure the building code compliance.

An award was made to Walpole Housing Authority from the Public Housing Compliance Reserve Fund for \$8010 for the change order work done by Vareika to satisfy the code compliance issues.

Amendment #9 adds this compliance reserve award to Walpole’s Contract for Financial Assistance 5001 with the Department.

The following resolution was introduced by Chairperson Peter Betro, read in full and considered:

Resolution Authorizing Contract for Financial Assistance (CFA) Amendment #9, Work Plan 5001, adding **Compliance Reserve Award – To Fund Change Order for 667-2 Diamond Pond Terrace Stair/Landing Replacement Project** in the amount of \$8010. for formula funding master CFA for the preservation and modernization of state-supported public housing for all Walpole Housing Authority developments.

Now, therefore be it hereby resolved by the Members of the Walpole Housing Authority, as follows,

Section 1. The Authority shall enter into a contract with the Commonwealth of Massachusetts in the form submitted at this meeting and contract in the name of Walpole Housing Authority under its corporate seal, and the Secretary is hereby authorized to attest the same.

Section 2. The Authority hereby requests the Director of the Department of Housing & Community Development, (Commissioner of the Department of Community Affairs) enter into such a contract with the Authority and the Commonwealth of Massachusetts to approve such contract.

Section 3. The Officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said contract by the respective parties thereto, to do and perform on behalf of the Authority all acts and the things required of the Authority to perform fully all of its obligations thereunder.

Section 4. This resolution shall take effect immediately.

Michael Teeley moved that the foregoing resolutions be adopted as introduced and read, which motion was seconded by **Joseph F. Doyle, Jr.**, and upon roll call the "Ayes" and "Nayes" were as follows:

Aye 4 **Nay** 0

The Chairperson thereupon declared said motion carried and said resolution adopted.

DIRECTOR'S REPORT

Executive Director presented January Director's Report.

CORRESPONDENCE

INDEPENDENT ACCOUNTANTS' REPORT
ON APPLYING AGREED-UPON PROCEDURES
(As of and For the Year Ended December 31, 2019-State-Aided Report)

INDEPENDENT AUDITORS' REPORT
WALPOLE HOUSING AUTHORITY FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2019

Board Members received electronic copies of FY 2019 Audits as part of Meeting Board Packet. No action taken on these items at this time.

There being no further items to discuss, the following was brought forward:

- **Motion:** To adjourn made by Joseph F. Doyle, Jr.
- **Seconded:** By Michael Teeley.
- **Voted: 4-0-0:** To adjourn.

Meeting adjourned 6:45 pm.

Secretary/Executive Director