

Minutes of the Regular Meeting  
of the  
West Bridgewater Housing Authority  
Held February 08, 2017

A Regular Meeting of the West Bridgewater Housing Authority was held on Wednesday February 08, 2017 at 8:30am in the Director's Office 7 Esther Drive, West Bridgewater MA.

**Members Present:**

Diane Perry,	Chairman
Nancy Morrison	Treasurer
John Cruz,	Vice-Chairman
Raymund Rogers,	Member

**Members Absent:**

Marion Leonard	Member
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**Others Present:**

Teresa Maloney,	Executive Director
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Pledge of Allegiance: Was led by the Chairperson, Diane Perry.

Review and Approve the Minutes of January 11, 2017. Motion made by J/Cruz seconded by R/Rogers to approve the Minutes of January 11, 2017. So Voted

Review and Approve the Accountant's Report of January 23, 2017. Motion made J/Cruz seconded by R/Rogers, to approve the Accountant's Report of January 23, 2017. So Voted

The Quarterly Operating Statements and the Quarterly Consolidated Modernization Cost Report for the Period ending December 31, 2016, was reviewed and approved. Motion made by J/Cruz seconded by N/Morrison, to approve The Quarterly Operating Statements and the Quarterly Consolidated Modernization Cost Report for the Period ending December 31, 2016. So Voted

Review and approve all bills paid through February 9, 2017. Motion made by R/Rogers seconded by N/Morrison to approve payment of all bills paid through February 09, 2017. So Voted

**New Business:**

A copy of the **Public Housing Notice 2017-03 regarding Emergency Pull Cords/Light Systems** was presented to each member to discuss and review. It is the recommendation of the Department of Housing Community Development to decommission all emergency pull cord systems, as they do not

connect to an emergency response system, i.e. police or fire department. Many year ago this system was installed in 667 housing as a safety feature however according to the Executive Office of Community Affairs these system present a false sense of security for residents that assume that the pull cord system will result in someone coming to assist them. DHCD suggest at unit turn over to decommission these types of pull cord systems and to encourage tenants to obtain a Personal Emergency Response System some of which are free of charge to the elderly receiving Mass Health or any Home Care benefits. If a financial burden is a problem, the housing should offer to pay for an emergency response system.

After a lengthy discussion, the Members agreed to leave the Emergency Pull Cords/Light Systems in place and to educate the tenants that this system is not connected to the police or fire department or any emergency response system. The Director shall during rent re-certifications will inform all tenants of this plan. Motion made by N/Morrison to leave the current emergency cord system in place, educate tenants that the current system is not connected to any response system such as police or fire stations. Inform tenants where they may obtain free emergency response system. Seconded by R/Rogers. So voted

Also presented to the Members a copy of **Public Housing Notice 2017-04, Local Housing Authority Board Member Elections**. This notice explains the current procedures for the election of a housing tenant where a housing authority has a member up for election in 2017. A copy of this notice was read, questions were asked pertaining to Tenant Board Members being elected to the Board in 2017. The West Bridgewater Housing has no Member up for re-election this year. These regulations will be related to the election in 2018 as at that time a tenant will be elected to the Board. Clearly new regulation will be communicated with all housing authorities concerning new steps within the following months.

A report of the authorities capital spending and Capital Improvement Plan (CIP) submittal benchmark for fy2016 was given to the Members for their review. Also included was a progress report forward looking to the fy2017 benchmark spending.

#### **Executive Directors Report:**

The bid Opening for the Insulation Project will be tomorrow February 9, 2017 at 10:00am

Rise Engineering will be doing an energy report for the authority and will be doing an assessment to see if the authority would be eligible for free heat pumps, lighting, thermostats.

The housing was able to receive four individuals from the Senior Tax Write off Program to help with the Maintenance department and the office each for seventy-five hours.

No vacancies or this month

Back rent was paid for \$200.00 leaving a balance of \$745.00

#### **Maintenance Report**

Paul has been able to pain the ceilings, front, back, and side halls in building #1 and will continue to try to paint all buildings. He is able to complete this project with the help of the man from the tax write off program.

**Old Business**

**Tenants Participation:**

**Correspondence/Update:**

**Adjourn:** Motion made J/Cruz seconded by N/Morrison to adjourn at 9:15am. So Voted

Respectfully Submitted,

Teresa Maloney  
Executive Director