

Hudson Housing Authority Board of
Commissioners
Minutes of Regular
Meeting
April 15, 2024

In attendance: Chairperson Revonda Smith, Commissioner Nick Zachos, Commissioner Mary Decker and Commissioner Debra McPherson Executive Director, Jeffrey E. Dodson

Absent: Commissioners Cousin and Wolff

The meeting was called to order by Chairperson Smith at 6:03 p.m., the meeting was conducted live and via Zoom teleconferencing.

None

Minutes

Commissioner Smith made a motion to approve the minutes from the March 2024 meeting and it was seconded by Commissioner Zachos. The decision to approve the March 2024 minutes was unanimous.

Accounts Payable

Commissioner Smith a motion to approve March 2024 accounts payable, Commissioner Zachos seconded the motion. The decision to approve Accounts payable for March 2024 was unanimous.

Resident Commissioner's Report

None

Executive Director Report

See attached.

Mary Decker - question -why did we fail, was it on the HHA or resident. Why did they fail us to make the tenant feel like it's their fault that they failed or not. My door had issues when I moved into the apartment. I've put in work orders for the door, but it is not our fault.

Mr. Dodson refrigerators will be replaced, we will use the inspection report to determine if you need a replacement refrigerator or not.

Deborah McPherson - We need stoves, some of the stoves are nasty looking. My stove was cleaned.

Mr. Dodson confirmed with Ms. McPherson that he addresses her issues right away and she confirmed that she never made him aware of the issue.

Why do we have to pay for drip pans? - Mr. Dodson asked that you come see him so that he can access

the issue.

Commissioner Smith said thank you for the information but the feedback of the maintenance issues.

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Public Comment

The question was this a different inspection company because last year she passed. Mr. Dodson informed the residents that it was a new company and they had not been inspected last year.

Can we get an updated charge list? Mr. Dodson answered, "Yes."

Another resident said she was going to ask the same question about charges for shades and she expressed that she needed grab bars. Mr. Dodson requested that she write a letter to request reasonable accommodation.

She also complained about the cove base my is in her unit and Mr. Dodson advised her to contact him and he would come take a look at her unit.

Resolution 546 - Administrative Plan

Mr. Dodson explained some of the changes on the chart of changes to the board and there was a brief discussion.

Commissioner Smith made a motion to approve Resolution and Commissioner Decker seconded the motion. After a roll call vote the measure passed unanimously.

Commissioner Zachos made a motion to go into executive session to discuss a personnel issue. Commissioner Smith seconded the motion. The motion to go into executive session was approved unanimously.

Went into executive session to discuss personnel matters.

Return from Executive session regarding the personnel matter.

Commissioner Decker made a motion to adjourn the meeting, Commissioner Zachos seconded. The Board voted unanimously to adjourn the meeting.

The meeting was adjourned.

HUDSON HOUSING AUTHORITY

41 North 2nd Street, Hudson, NY 12534

Executive Director Report

Monday, April 15, 2024

6:00pm

1. Modification request

A request has been made to HUD to modify our current RAD deal as we work to gain their support for development. They are reviewing that request and other things and we be coming to the property in May for a face-to-face meeting.

2. Inspections

Inspections have been completed and we are waiting for the results. However, all the emergency repairs have been completed.

3. RESTORE

Commissioner Smith and I will be presenting our project to the city council tomorrow and there will be a special meeting on 4/24/24 where they will decide which project they will support.

4. Audit

The audit report will be presented at the next board meeting by our fee accountant. BDO