

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
March 20, 2023

In attendance: Chairperson Revonda Smith, Commissioners Rebeca Wolfe, Nick Zachos, Resident Commissioner Mary Decker and Executive Director, Jeffrey E. Dodson.

Absent – Commissioners, Cousin, Borrer and Bennett

The meeting was called to order by Chairperson Smith at 6:15 p.m. It was conducted both live and remotely via Zoom teleconferencing.

Public Comment

None

Minutes

Commissioner Smith made a motion to approve the February 2023 minutes and it was seconded by Commissioner Wolfe. The motion was approved unanimously.

Accounts Payable

Commissioner Decker made a motion to approve February 2023 accounts payable and it was seconded by Commissioner Wolfe, and it was approved unanimously.

Executive Director Report

1. RFQ
Submissions are under review. We plan to announce the chosen partner at the next Board meeting which will be on April 17, 2023.
2. Smoking Policy
1st violation verbal warning, which is documented in the resident's file, 2nd violation warning, which is documented in the file, 3rd violation may be subject to eviction proceedings.
3. Security issue with the elevator – The elevators have been repaired and operable as of 3/24/2023*
4. Stairwell is currently open and will remain that way until further notice.
5. When there is an issue when security is not on duty. The next step is to call the police if the situation warrants that type of response (emergency). Otherwise, the issue should be submitted as a complaint to the office the next business day.
6. All exit signs have been inspected and it's been reported that they are working.
7. Painting apartments will not occur as we are moving forward to development. Emergency/urgent and critical repairs will be addressed.
8. Asbestos-the matter is being assessed so a plan can be put together after the best course of action is determined.

9. Checking on elderly – we can and will do wellness checks for the appropriate related party. However, we are asking that you also check on your neighbors. We are a community.
10. Engaging with residents. You are welcome to make an appointment to speak with me. If you feel your concern is important, please do not share it with me in passing but rather come sit down and have a discussion with me so I can give you the attention you deserve.
11. Resident meeting was held on 3/16/2023 approximately 15 people attended. We discussed spring cleaning, free laundry week (this week), asking residents to sign up for healthy neighborhoods, work orders, rent and had a guest from rolling grocer.
12. Cleaning floors currently but deep cleaning will be forthcoming.
13. What will happen to tenants while building other housing. This question will be answered once plans are made, and we know what we are doing.
14. What happens to tenants who refuse extermination. Warnings will be sent, and the resident folder will be documented. Excessive offenses can result in lease termination.
15. Exhaust fans work in the laundry room, also washer and dryer has been fixed according to staff.
16. Grocery cart (I do not have an answer)
17. New pets in the building are suspended until further notice.
18. It is a maintenance charge and goes to our account.
19. Sign up for healthy neighborhoods program.
20. Can meeting minutes be put on the table – minutes are now on the website.
www.hudsonhousingauthority.com
21. Call residents Mr. or Mr., I will call residents whatever they prefer.
22. Cars in parking lots being address. Cars are being tagged, known owners are being notified all others will be towed if they do not comply.
23. Call Mr. Dodson if the cops are called? The staff does notify me of known occurrences.
24. Adding another resident board member and remove Mayor's appointment. Current by-laws require mayors' appointments and two resident commissioners.

Resident Commissioner Report

Commissioner Decker stated that she is having a meeting for tenants. She was not sure of the date but would advertise.

Commissioner Wolfe asked if she could review the proposals submitted by the various developers. Commissioner Smith advised that she could, and Mr. Dodson advised that he verify with council to be sure inform Commissioner Wolfe accordingly.

Motion to adjourn by Commissioner Zachos and seconded by Commissioner Decker

Vote was unanimous to adjourn the Meeting.