

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
& HIGH ROCK HOMES LLC MEETING**

**Board Meeting Minutes
Thursday, June 20, 2024, 5:00 PM**

COMMISSIONERS:

Reginald C Foster, Chair
Jim Flanagan, Vice-Chair
Ed Scheideler, Treasurer (remote)
Penny Kirk, Commissioner (remote)
Janice Bennett, Commissioner (remote)

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Margarita Morales, Assistant Executive Director

This was a Hybrid meeting. Chair Foster called the meeting to order at 5:00 PM. He called the roll of Commissioners with all reporting present on Thursday, June 20, 2024, for the Needham Housing Authority (NHA) and High Rock Homes (HRH) LLC Regular Board meeting. Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated June 14, 2024, setting forth the date, time, and place of this meeting. Said notice was filed with the Clerk of the Town of Needham and provided to people requesting it.

ANNOUNCEMENTS FROM THE CHAIR

None.

RESIDENT/COMMUNITY INPUT

Cook's Bridge Tenant Association
Residents/Community Input - discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approval:

1. NHA Bill Schedule/Check Warrant \$ 570,879.27

Motion and Vote

Upon a motion duly made by Commissioner Bennett and seconded by Commissioner Kirk to approve the NHA Bill Schedule/Check Warrant \$570,879.27.

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Flanagan votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; and Commissioner Bennett votes aye.

The motion carried. The vote was unanimous, 5-0.

2. HRH LLC Bill Schedule/Check Warrant \$ 49,003.00

Motion and Vote

Upon a motion duly made by Commissioner Flanagan and seconded by Commissioner Bennett to approve the HRH LLC Bill Schedule/Check Warrant \$ 49,003.00

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Flanagan votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; and Commissioner Bennett votes aye.

The motion carried. The vote was unanimous, 5-0.

B. Review & Approval -- Board Minutes:

1. 5/9/2024 NHA/HRH LLC Regular Board Meeting and Annual Meeting Minutes

Motion and Vote

2. Upon a motion duly made by Commissioner Flanagan and seconded by Commissioner Bennett to approve the 5/9/2024 NHA/HRH LLC Regular Board Meeting and Annual Meeting Minutes

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Flanagan votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; and Commissioner Bennett votes aye.

The motion carried. The vote was unanimous, 5-0

C. Executive Director's Report

1. Monthly Financial May 2024- Report
2. Monthly Management - Report
3. State Budget Approval (400-1 and 689)
4. Performance Management Review (PMR)
5. Site Improvements SBW/CRCO – Paving Report
6. Staffing - Report
7. LTO Formation – Cheryl Gosmon, Executive Director congratulated Ross, Jim, and Marlene for their efforts to get through a democratic process of forming a local tenant organization (LTO). Cheryl stated as per regulations in the CMR the residents would go forward with developing bylaws and perhaps even naming themselves and asking for recognition from the NHA. Cheryl Gosmon is excited and looking forward to working with the LTO.
8. Draft Annual Report to the Board
9. Any other issues/updates of NHA

D. Status Updates and Approvals – Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Developer Partner RFP
 - Preparing for Planning Board Site Plan Review
 - Funding Application
2. Seabeds/Cook Preservation & Modernization Project
 - 50% Schematic Design
 - Funding Applications
3. Section 22 Repositioning Application
 - Update
 - 6/25/2024 Special Board Meeting to Approve – The Next Special Board Meeting will be held July 9th 2024 instead of June 25, 2024.
4. CHA Monthly Report - Questions?

E. Status Update – Internal Initiatives

1. Cook’s Afterschool Program - Update
2. Unit 42 – CRCDD - Update
3. Roofing at High Rock Estates (HRE)

F. New Business -None

G. Adjournment of the Regular NHA & HRH LLC Meetings

Motion and Vote

Upon a motion duly made by Commissioner Flanagan and seconded by Commissioner Bennett to adjourn the meeting.

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Flanagan votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; and Commissioner Bennett votes aye.

The motion carried. The vote was unanimous, 5-0.

Respectfully submitted by:

Margarita Morales

Next Scheduled NHA Board Meetings:

Thursday, July 18, 2024, 5:00 PM Seabeds Way Community Room Regular Monthly Meeting

Thursday, August 15, 2024, 5:00 PM Seabeds Way Community Room Regular Monthly Meeting

Thursday, September 19, 2024, 5:00 PM Linden/Chambers Community Room Regular Monthly Meeting