

**NEEDHAM HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
HIGH ROCK HOMES LLC MEETING  
Thursday January 21, 2021 6:00 PM**

[www.zoom.us](http://www.zoom.us)

**Zoom Meeting ID: 883 5908 1765**

*Under Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued March 12, 2020 and in effect until termination of the emergency, meeting of public bodies may be conducted virtually provided that adequate access is provided to the public. The NHA Board of Commissioners will hold this meeting as a virtual meeting. **AN IN-PERSON MEETING WILL NOT TAKE PLACE AT A LOCATION NORMALLY USED FOR NHA BOARD MEETINGS.***

To listen, view and participate in this virtual meeting on your phone, computer, laptop, or tablet, a few minutes before the above date/time:

- ***[Browser access]*** Use your browser to connect to [www.zoom.us](http://www.zoom.us). On the Zoom home screen, click the "Join a Meeting" button (top right of the screen). Enter the Meeting ID number (see above).

**OR**

- ***[Install Zoom on laptop/desktop]*** Click this link (or copy link into your browser):  
<https://us02web.zoom.us/j/88359081765>

**OR**

- ***[Smartphone]*** Download and install the "Zoom Cloud Meeting" app from the Apple or Android app store, or from <http://www.zoom.us/>. Open the Zoom app, click "Join" button and enter the Meeting ID number (see above).

**OR**

- ***[Audio dial-in only]*** Dial +1 669 900 6833 Enter the Zoom Meeting ID number (see above), followed by the # sign.

**ROLL CALL TO CONVENE THE MEETINGS**

**COMMISSIONERS:**

Chair Reg Foster  
Secretary  
Vice Chair Karen Hughey  
Treasurer Eleanor Evans  
Commissioner Penny Kirk  
Commissioner Ed Scheideler

**NHA STAFF:**

Angie Medeiros, Executive Director &  
Gary Kuphal, Director of Maintenance

**GUESTS:**

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated January 18, 2021 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 persons requesting it.

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**AGENDA – REGULAR NHA BOARD & HRH LLC MEETINGS**

**CHAIR’S ANNOUNCEMENTS:**

**RESIDENT/TENANT INPUT:**

**DISCUSSION/APPROVAL ITEMS:**

1. Discussion & Approval:
  - Executive Director 2021 Goals
  - Write Off of 2020 Bad Debts
  - Discussion: Board Training Ideas for 2021
2. Policy Update Process:
  - Public Hearing Reminder: Updated Admissions & Continued Occupancy Policy  
Wednesday Jan 27, 2021 @6pm via Zoom
3. Discussion & Approval: Minutes of NHA Board Meetings:
  - 12/9/2020 Annual Public Hearing Meeting
  - 12/17/2020 Regular NHA Board Meeting and High Rock Homes LLC Board Meeting
  - 12/31/2020 Special Meeting
4. Update and Discussion: The Postponed RFP for Modernization & Redevelopment
5. Update: Negotiations on the 2021-23 Union Contract
6. Update: After School Program
7. Information & Discussion: Executive Director’s Report, Financial Report, Vacancy Report
8. Approval: NHA Bill/Check Warrant
9. Approval: HRH LLC Bill/Check Warrant