

# *Avon Housing Authority*

One Fellowship Circle \* Avon, MA 02322  
(508) 588-1847 \* (508) 588-2098 FAX  
avonha@comcast.net

## MINUTES REGULAR MONTHLY MEETING March 13, 2019 5:00 P.M.

The Avon Housing Authority held a regular meeting on Wednesday, March 13, 2019 at 5:00 p.m. at the office of the Housing Authority, 1 Fellowship Circle, Avon, MA. Chairman Jensen called the meeting to order at 5:00 p.m.

### Board Members Present:

M. Janet Jensen	Chairman
Kevin Edwards	Vice Chairman
Judy Laniewski	Treasurer
Louis Minchello	Clerk

### Board Members Absent:

None

### Others Present:

Sherry Guilbault	Executive Director
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### Guests/Tenants:

None

Sherry Guilbault read and discussed the Maintenance Report as submitted by Derek Adams.

**M/Edwards, S/Laniewski.** Motion to accept the Vouchers through March 13, 2019. Unanimous vote, motion passed.

### Executive Director's Report

Vacancy and lease activity since the February 26, 2019 Board Meeting:

4A Vacant – 10/1/18 – other – Almost ready

December 2018 and January 2019 Regular Meeting Minutes – tabled until next month.

The Commonwealth of Massachusetts Executive Office of Labor and Workforce Development Department of Labor Standards Minimum Base Rate/Hour effective April 1, 2019.

**M/Laniewski, S/Edwards.** Motion to accept the The Commonwealth of Massachusetts Executive Office of Labor and Workforce Development Department of Labor Standards Minimum Base Rate/Hour effective April 1, 2019. Unanimous vote, motion passed.

Net Income Limits for Admission & Fair Market Rents for Continued Occupancy

TOWN OF AVON  
2019 MAY -2 P 3:10  
TOWN CLERK

**M/Edwards, S/Laniewski.** Motion to accept the Net Income Limits for Admission & Fair Market Rents for Continued Occupancy as presented. Unanimous vote, motion passed.

CHAMP Update

Sherry Guilbault will be attending a SMEDA meeting on March 20, 2019 at 9:30 a.m. in Raynham. Topic is: Service vs. Comfort Animals.

Sherry Guilbault will be attending a SHADO meeting on March 26, 2019 at 9:30 in West Bridgewater. Topic is: TARS (Tenant Accounts Receivables).

MassNAHRO Annual Conference to be held May 21-22, 2019 at Seacrest in Falmouth, MA. Janet, Judy and Sherry will be attending Sunday-Wednesday. Kevin may attend for 1 day.

Janet Jensen questioned why the electric bill is so high. Sherry Guilbault will look into obtaining another supplier.

Next Board Meeting to be held on Tuesday, April 2, 2019.

**M/Laniewski, S/Edwards.** Motion to accept the Executive Director's Report as presented. Unanimous vote, motion passed.

**M/Minchello, S/Edwards.** Motion to approve the Capital Improvement Plan as presented. Unanimous vote, motion passed.

**M/Laniewski, S/Edwards.** Motion to accept the December 2018 Operating & Balance Statements as presented.

**M/Laniewski, S/Minchello.** Motion to adjourn meeting at 5:49 p.m. Unanimous vote, motion passed.

Respectfully submitted,

Sherry L. Guilbault  
Secretary/Executive Director