



## WELLESLEY HOUSING AUTHORITY

109 Barton Road, Wellesley, Massachusetts 02481

Online Remote Board Meeting Agenda

Thursday, July 27, 2023- 9:00 AM

<https://www.wellesleymedia.org/live-streaming.html>

View on TV on Comcast 8/Verizon 40

1. Roll Call
2. Citizen Speak
3. Approval of Minutes
  - a. June 22, 2023 [Resolution #2023-44](#)
4. Financial Reports
  - a. Approval of July Bill Payments/Warrant [Resolution #2023-45](#)
  - b. Monthly Financial Statements
    - i. June 2023 [Received and Place on file \(no approval needed\)](#)
5. TAR Report by Development (Tenant Accounts Receivable)
6. Executive Director Report [Received and Place on file \(no approval needed\)](#)
7. Chairperson Report
8. Committee Reports
  - a. Redevelopment Committee
  - b. Sustainability
9. Resident Community Meeting Update
  - a. [Discussion:](#) Barton Road
10. Old Business
  - a. Pet Policy [Resolution #2023-42](#)
  - b. Amended Outdoor/Grounds Policy [Resolution #2023-43](#)
11. New Business
  - a. Parking Policy [Resolution #2023-46](#)
  - b. [Discussion:](#) Policy Updates
12. Other Business – Consideration of any matter not known about, or which could not have been reasonably foreseen within 48 hours of this meeting.
13. Adjournment

### REMOTE MEETING PROTOCOL

The online meeting will also be streamed live on the above link and will be telecast live on Comcast channel 8 and Verizon channel 40. All residents seeking to participate shall call 781-489-7528 (Town Hall Conference Line 7528) and await the opportunity to speak. The board will ask if anyone would like to speak before the Board moves on to the next agenda item. While a person is waiting to speak, please place your phone on mute, so the meeting is not interrupted unintentionally.



# Wellesley Housing Authority

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## Wellesley Housing Authority Board Meeting

Online Remote Meeting Minutes

Thursday, July 27, 2023– 9:00 AM

### 1. Roll Call

The meeting was called to order at 9:08 with the following Commissioners present:

Odessa Sanchez, Chair

Janice Coduri, Commissioner

Maura Renzella, Commissioner

Lisa Heyison, Commissioner

Renee Spencer, Commissioner

Also Present: Jacqueline Sullivan, Executive Director

**2. Citizen Speak** – Amy Benjamin- Walnut St, Wellesley. Public speak on Housing Justice topic.

### 3. Approval of Minutes

a. June 22, 2023 Resolution #2023-44

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Heyison to accept the minutes of the Meeting on June 22nd, 2023, the resolution was approved by a roll call vote as follows:

Commissioner Coduri- yes, Commissioner Renzella - yes, Commissioner Heyison-yes, Commissioner Spencer-present, Commissioner Sanchez- yes

### 4. Financial Reports

a. Approval of July Bill Payments/ Warrant Statements, Resolution #2023-45

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Heyison, the resolution was approved by a roll call vote as follows:

Commissioner Sanchez- yes

Commissioner Coduri - yes

Commissioner Renzella - yes

Commissioner Spencer- yes

Commissioner Heyison-yes

Motion carries.

b. Monthly Financial Statements

i. June 2023 Received and placed on file( no approval needed)

### 5. TAR Report by Development (Tenant Accounts Receivable)

**6. Executive Director Report-** received and placed on file

### 7. Chairperson Report

Not in order- Chair Sanchez suggested the board be educated on the contents of the WHA lease. Sanchez proposed distribution of a sample lease for board members to review.



## **8. Committee Reports**

### **a. Redevelopment Committee**

Commissioner Renzella reports that she received a proposal from Cambridge Housing Authority and it was reviewed, but no financial obligations listed, so it will be revisited and brought back to board once more information is known.

### **b. Sustainability**

## **9. Resident Community Meeting Update**

### **a. Discussion: Barton Rd Site Meeting with tenants and commissioners.**

Informal listening sessions between tenants and commissioners have begun and notices/ schedules are being distributed to the various sites. Commissioners will make every effort to answer any question regarding policies and/ or board meeting information. Any day – to day operational issue, should be directed to the executive director and staff. Tenants should call the office directly to address any pressing issues, ( not exclusive to maintenance) or concerns.

## **10. Old Business (not in order)**

### **a. Pet Policy Resolution #2023- 42 ( tabled as not included in meeting packet)**

### **b. Amended Outdoor Grounds Policy Resolution #2023-43**

Motion introduced by Commissioner Renzella and seconded by Commissioner Spencer.

No vote took place.

Discussion : Language regarding RDF/ Reusable, Items.

Pet waste fee and violation guidelines. Accountability discussion.

Note : Commissioner Heyison left the meeting at approximately 10:00 am.

Commissioner Coduri asked if the board would consider benching the Outdoor/ Grounds Policy vote because the policy has an item that is related to the Pet Policy (which is not included in today's meeting packet).

Chair Sanchez suggested the board address both Pet and Outdoor/ Grounds Policies at August 2023 Meeting and the board agreed.

## **11. New Business**

### **a. Parking Policy Resolution #2023- 46**

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Coduri.

Discussion : Tenant and Community Meeting feedback regarding the Parking Policy. Edits and changes discussed. Highlights of specific edits to policy.

Roll call vote : Commissioner Coduri- Yes

Commissioner Renzella- Yes

Commissioner Spencer- No

Commissioner Sanchez-No

Motion failed to pass.



Memorandum of Understanding Resolution / Nick's Towing #2023- 47 – Unable to vote based on Resolution #2023 – 46 failure to pass.

**b. Discussion: Policy Updates**

Commissioner Coduri discussed a spreadsheet that explains when items were adopted and what policies need to be prioritized.

Commissioner Renzella left meeting at approximately 11:00am.

**12. Other Business**

Commissioner Spencer praised E.D. Sullivan and the team of Maintenance crew for their recent work at the Weston Road property.

Commissioner Coduri suggested board members collectively make a list of goals.

Next meeting will be on Zoom September 28<sup>th</sup> 2023.

Agenda 9/28/23

9am Annual Meeting

Immediately following Annual meeting, Regular meeting will commence on September 28<sup>th</sup>.

**13. Adjournment**

Upon a duly made motion by Commissioner Coduri and seconded by Commissioner Spencer, the meeting was adjourned at 11:09am with the following roll call vote:

Commissioner Coduri - yes

Commissioner Spencer- yes

Commissioner Sanchez - yes

**ACTION ITEMS:**

**Board create a lists of goals**

**Board review WHA lease contents**

**Compile Sustainability wish list**

**OTHER**

- Energy audits – Commissioner Renzella – in process