

**WINCHESTER HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
Minutes of Regular Business Meeting – July 14, 2020  
7:00 PM

**REMOTE PARTICIPATION**  
(Due to State of Emergency COVID-19)

**CALL TO ORDER** – Members present: Chair, Stephen Carr Anderson, Rod Gay, Catherine Camp Boyle, Brenda Kleschinsky. Kathleen Darcy was absent. Also present, Executive Director John W. Hurd.

**1. MINUTES**

The Board reviewed and approved the Minutes of the Regular Meeting of June 9, 2020 as presented.

**Moved to approve by Brenda Kleschinski and seconded by Rod Gay. Catherine Boyle abstained having not been in attendance at the June meeting.**

**Voted 3-0**

**2. DIRECTOR’S REPORT**

>There are two unit vacancies.

>The maintenance staff has been working on cleaning and disinfecting buildings, emergency work orders and grounds maintenance.

> Jupiter Electric has been prepared for the electrical panel upgrade at the Westley Street Complex. The start of the project is postponed due to the pandemic until further notice.

>Planning for the interior water pipe replacement project at Palmer Street is in process.

**3. TENANT’S OPEN FORUM**

No tenants present.

**4. FINANCIALS**

The Board reviewed and approved the Accounts Payable Warrant totaling \$46,606.04 for the period from June 1, 2020 through June 30, 2020.

**Moved to approve by Rod Gay and seconded by Catherine Boyle.**

**Voted 4-0**

The Board received and reviewed the gross figures for Payroll, Section 8 and FSS payables for the period from June 1, 2020 through June 30, 2020.

a. Payroll	\$21,401.38
b. Section 8 Account	\$174,406.00
c. FSS	\$3,758.00

**5. SECTION 8 PROGRAM STATISTICS FOR JUNE 2020**

142 VOUCHERS ACTIVE 1SEARCHING

**6. UPDATE ON REHABILITATION AT 10 CHESTER STREET, WINCHESTER, MA**

Director Hurd reported that Marino Construction is making good progress on the rehabilitation project at 10 Chester Street.

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7. **NEW BUSINESS**

Chairman Stephen Anderson recommended that the annual election of officers be placed on the August meeting agenda. The Board concurred.

8. **COMMITTEE REPORTS**

- a. WINCHESTER HOUSING PARTNERSHIP / AFFORDABLE HOUSING COMMITTEE
- b. GROUP HOME

9. **ADJOURNMENT**

Moved to adjourn at 7:52 PM by Catherine Boyle and seconded by Rod Gay.  
Voted 4-0