

MINUTES

The Board of Commissioners of the Dracut Housing Authority met at their annual meeting on May 12, 2014 at 65 Phineas Street, Dracut, MA 01826. Chairman Russ Taylor opened the meeting at 6:00 p.m. and upon roll-call vote those present were as follows:

Present:	Brian J. Bond
	Debra DeWitt Ahern
	Russell Taylor
	George M. Nangle
	Jesse Forcier

INTRODUCTION OF NEW BOARD MEMBER – JESSE FORCIER

Chairman Russ Taylor introduced the new Board Member Jesse Forcier.

ELECTION OF OFFICERS

Russ Taylor turned the meeting over to the Executive Director for the election of officers.

The Executive Director conducted the nomination for the office of Chairman. Motion made by George Nangle to nominate Russ Taylor for Chairman. Said motion was seconded by Debra DeWitt Ahern. No opposition cast one vote. F. Russell Taylor elected as Chairman.

The Executive Director conducted the nomination for the office of Vice Chairman. Motion made by George Nangle to nominate Debra DeWitt Ahern for Vice Chairman. Said motion was seconded by Jesse Forcier. No opposition cast one vote. Debra DeWitt Ahern elected as Vice Chairman.

The Executive Director conducted the nomination for the office of Treasurer. Motion made by Russ Taylor to nominate George Nangle as Treasurer. Said motion was seconded by Debra DeWitt Ahern. No opposition cast one vote. George Nangle elected as Treasurer.

The Executive Director conducted the nomination for the office of Assistant Treasurer. Motion made by Russ Taylor to nominate Jesse Forcier as Assistant Treasurer. Said motion was seconded by George Nangle. No opposition cast one vote. George Nangle elected as Assistant Treasurer.

The Executive Director conducted the nomination for the office of Secretary. Motion made by Russ Taylor to nominate Brian Bond for the office of Secretary. Said motion was seconded by George Nangle. No opposition cast one vote. Brian Bond elected as Secretary.

MINUTES OF ANNUAL MEETING

Commissioner DeWitt Ahern made a motion to approve the minutes of the May 12, 2014 Board Meeting. Said motion as seconded by George Nangle and upon roll call vote passed unanimously.

FINANCIAL REPORT

Commissioner DeWitt Ahern made a motion to approve the warrant. Said motion was seconded by Commissioner Nangle. Under discussion Commissioner Bond noted that the electric bill was \$39,837.88, that the condo fees were \$5,756.00 and inquired if the sewer bills were for all the sites. Upon roll call the motion passed unanimously.

There were no financials at this meeting.

EXECUTIVE DIRECTOR'S REPORT

- a. **A vote to award a contract to the low bidder New Heights Roofing and Construction, 613 Highland Drive, Henniker, NH 03242 in the amount of \$33,300 for the roof replacements on seven 705 homes scattered throughout the Town. The addresses of those homes are 92 Varnum Road, 216 Bouchard Avenue, 67 Tanglewood Drive, 125 Sladen Street, 45 Bolton Avenue, 135 Myron Street and 485 Hildreth Street.**

Commissioner Nangle made a motion to award a contract to New Heights Roofing and Construction for the replacement of seven roofs. Said motion was seconded by Debra DeWitt Ahern and upon roll call vote passed unanimously.

- b. **Work Order Report**

The Director gave the work order report to the Board.

- c. **Vacancy Report**

The Director reported that there are currently two vacancies and they will both be filled shortly.

- d. **Dracut Housing Authority's Community Input Policy.**

A motion was made by Commissioner Bond to approve the Community Input Policy. Said motion was seconded by Jesse Forcier and upon roll call vote passed unanimously.

Committee Reports:

Chairman Taylor made some changes to the committees. He requested that the Executive Director draft a letter to the Community Preservation Committee to let them know that Commissioner Debra DeWitt Ahern will be replacing Brian Bond on the CPC.

The Housing Sub-Committee will be Jesse Forcier and Debra DeWitt Ahern.

The Heating Sub-Committee will be George Nangle and Jesse Forcier.

The Security Sub-Committee will be Debra DeWitt Ahern and Russell Taylor.

Housing Sub-Committee:

No updates.

Heating Sub-Committee:

The Executive Director informed the Board that the same firm that did the preliminary work on the gas conversion will be submitting a proposal to investigate the Air Source Heat Pumps as an alternative to the gas conversion.

Security Committee:

The Executive Director informed the Board that the security cameras are on order.

Old Business:

None

New Business:

None

Resident and Public Participation:

One Resident at Phineas Street stated that the workers that installed the new windows were very polite.

The cookout will take place in June.

Adjournment:

A motion to adjourn was made by Commissioner Bond. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously.

Meeting adjourned 6:14 p.m.