

**Hadley Housing Authority**  
Board of Commissioners  
Regular Meeting Agenda  
Wednesday March 29, 2023@ 11:00AM  
Golden Court Community room  
42 Golden Court, Hadley, MA.

**AGENDA**

- 1. Agenda Adoption/Changes- Regular Meeting**
  - a. Topics not Reasonably Anticipated 48 hours in advance of the meeting. (v)
- 2. Approval of Minutes** not previously approved (v)
- 3. Board Correspondence**
  - a. DHCD Tenant Survey
- 4. Commissioners Discussion**
  - a. Discussion regarding independent financial audit
  - b. Discussion regarding independent Attorney for Board.
  - c. Discussion regarding Chair's email to board about Cary/Comerford staff comments
  - d. Existing Policies addressing these issues
  - e. Discussion regarding duties of Board Members and Executive Director
  - f. Independent survey without express authorization
  - g. Discussion re: Ciosek Letter
  - h. ED Update (outliers only)
    - a. Progress of Wi-Fi upgrade
    - b. Accounting for and use of laundry money
- 5. Executive Director Report(s)**
  - a. Financials**
    - i. Warrant Reports (v)
    - ii. Treasurer Report(s) – Prepared by Fee Accountant (v)
  - b. Property Managers Reports**
    - i. Unit Vacancy Report
    - ii. Tenants Account Receivable Report
  - c. Facilities**
    - i. Capital  
**Project #117082-Window replacement project/low bid AWARD** (v)
    - ii. Work Order Report
- 6. Policy and Procedures**
  - a. Rent Collection Policy – subcommittee recommendation (v)
  - b. Wage Match Update-PHN 2023-03-Board Approval, Chair signature (v)
- 7. Public Comments**
  - a. Please do not speak until recognized by the chair.
  - b. Be respectful of others.
  - c. Comments will be taken under advisement.
- 8. Next Meeting Date and items for future agenda**
- 9. Adjourn (v)**