Minutes of a Regular Meeting of the Templeton Housing Authority (THA) held on May 8, 2019 at 99 Bridge Street, Baldwinville, MA at 4pm.

Members Present: Carol Caisse, Secretary; John Columbus, Member; Ida Beane, Treasurer

Member Absent: Steven Olson, Chairman;

Others: Paul Teixeira, Executive Director; THA Residents

1. Call to Order: The Templeton Housing Authority’s monthly meeting was held on Wednesday, May 8, 2019 in the Community Room at Phoenix Court, 99 Bridge St., Baldwinville. The Chairman called the meeting to order at 4:09 P.M.

2. Open Forum: No activity.

3. Approval of Minutes:

.. May 8, 2019: A motion was made by Carol Caisse and seconded by Ida Beane to approve the minutes of the April 17, 2019 regular meeting. The vote was 3 ayes and 0 nays.

4. Approval of Financial Statements:

.. April 2019 Financials

.. April 2019 Check Register/Payroll Detail

.. April 2019 Monthly Operating Expenses

.. May 8, 2019: A motion was made by Ida Beane and seconded by Carol Caisse to approve the

financial statements. The vote was 3 ayes and 0 nays.

5. Renewal of Fenton Ewald contract:

.. May 8, 2019: A motion was made by Ida Beane and seconded by Carol Caisse to approve the renewal contract for Fenton, Ewald & Associates, P.C. The vote was 3 ayes and 0 nays.

6. Vacancy/Occupancy: Paul advised the board that the THA is at 100% occupancy.

7. Maintenance Work Orders: April 2019 Completed and Incomplete - Board reviewed.

8. Personnel Policy Review: A discussion was held regarding the draft Code of Conduct section of the Personnel Policy. It was decided to carry this item to the June meeting.

9. Property Management Review results: Paul gave an overview of the DHCD PMR process and reviewed the results.

10. Executive Session: A poll was taken of members to enter Executive Session. The poll was 3 ayes and 0 nays.

.. May 8, 2019: A motion was made Carol Caisse and seconded by Ida Beane to enter Executive Session. The vote was 3 ayes and 0 nays.

.. May 8, 2019: A motion was made by Ida Beane and seconded by Carol Caisse to adjourn Executive Session. The vote was 3 ayes and 0 nays.

11. Adjournment:

.. A motion was made by Carol Caisse and seconded by Ida Beane to adjourn the meeting at 4:54 PM. The vote was 3 ayes and 0 nays. The next regularly meeting will be held on Wednesday, June 12, 2019.