

AGENDA  
Tuesday, April 5, 2019  
9:00 A.M.

1. Roll Call
2. Tenant Recognition
3. Guests
4. Correspondence
5. Maintenance Report for March, 2019
6. Old Business
  - Blue Wave Solar
7. New Business
  - Board Reorganization
  - FY2022 Formula Funding is \$183,349.00
  - Riddell Road 667-2 Septic Replacement, Fish #083043 Contract Documents
8. Review and approve the Minutes of March 12, 2019
9. Review and approve Executive Director's Report for March, 2019
10. Review and approve Check Register through April 5, 2019
11. Review and approve the Employee Earnings through April 5, 2019
12. Review and acknowledge the Accountant's Report through February 28, 2019

Executive Director's Report  
March, 2019

Apartment vacancies as of March 31, 2019 – 4

New leases signed in March, 2019 – 2

Credits: \$0

Recertification paperwork for all tenants has been completed for rent change effective May 1, 2019. Unreported income resulted in a substantial increase for April, 2019.

Nancy and Leslie attended SHADO ON Tuesday, March 26, 2019 in West Bridgewater. Laura Taylor and Gretchen Haupt from DHCD gave a presentation on TAR (Tenant's Accounts Receivables) and how it affects the PMR (Performance Management Review). Laura also spoke on the changes to the PMR for the publishing year. Section A replaces the budget to actual rating with the adjusted net income rating which focuses on LHA's spending within its bottom line. Section B revised the operating reserve rating. There are new threshold rules for operating reserve expenditures. Section C includes a new metric that tracks the completion of DHCD's online training for board members, in accordance with the statutory requirements.

The standby generator was repaired by South Shore Generator and the manufacturer, under the 5 year warranty.