

**Regular Meeting**

**August 13, 2026**

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairwoman, Sarah Cressy, called the meeting to order at 6:34 p.m.

The meeting took place at the Norma Oliver Village Community Center, 4 Glen Road, Hudson, MA 01749.

The meeting included a virtual call-in option via Zoom virtual conference to live view the meeting; the meeting was recorded via Zoom. The access information for the meeting was as follows:

<https://us02web.zoom.us/j/84604578936?pwd=bJGbuap9GxmuajcEjKM0mcED5hcort.1>

**Meeting ID:** 846 0457 8936

**One tap mobile**

**Passcode:** 823920

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Members Present: Sarah Cressy, Cynthia Janeiro-Ehlke, Patricia Russell, Christine Dimare, Christine Monteiro

Members Absent: None

Others Present: Jaclyn Beaulieu, public attendees

Commissioners Cressy, Janeiro-Ehlke, Russell, and Dimare were physically present at the meeting. Commissioner Monteiro participated virtually. All votes were taken by roll call.

The Board held the Annual Meeting of the Board of Commissioners to hold the annual election of the officers of the Board.

A motion was made by Christine Dimare to nominate Christine Monteiro as Chairperson. Upon discussion, Commissioner Montiero informed the Board that she does not wish to be Chairperson at this time. No second was made.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to appoint Cynthia Janeiro-Ehlke as the Chairperson, effective immediately. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to appoint Sarah Cressy as the Vice-Chairperson, effective immediately. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to appoint Christine Dimare as the Treasurer, effective immediately.

Chairwoman Janeiro-Ehlke announced that residents in attendance at the meeting had requested to move agenda item 10(a) – Public attendee comments and questions on agenda items to this point in the meeting so that residents who did not wish to stay for the remainder of the meeting could leave. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-5 by roll call to move agenda item 10(a) to before agenda item 3.

Public attendee comments and questions on agenda items:

Residents of Norma Oliver Village asked for an update on the reported bat activity at the property. Director Beaulieu reported that the HHA office has received several reports over the last few weeks

of bat activity around the rooflines of some of the buildings at the property. Residents are concerned that bats are getting into the building. Resident J. Cummings is concerned about her window air conditioner that is placed in the window directly under the roof peak of her building, where she sees bats flying regularly. She believes that there is bat feces on the air conditioner. Director Beaulieu and staff have been discussing the reports with the local Hudson Health Department and HUD. The Health Department has advised HHA to follow up with a wildlife expert; staff have been researching companies that specialize in bats and reaching out to schedule an appointment for an inspection. We have secured an appointment with a company to come out and inspect next week. We will also have the inspector look at Ms. Cummings' air conditioner.

Feedback was given about the parking policy at Norma Oliver Village. Resident R. Milton is concerned that the Building 3 parking lot is smaller than the other parking lots, and would like it to be Building 3 resident only parking. Resident K. Demarco discussed reasonable accommodation parking spots. Resident M. McKeone would like assigned parking throughout the property and does not believe there is enough handicap spots at the property. Resident F. Ryan does not see how assigned parking would work at the property. The Board thanked residents for their feedback and deferred comment on the parking policy to agenda item 8(e) – Board to review Norma Oliver Village Parking Policy.

The HHA must nominate one commissioner to serve as the appointee to the Hudson Community Preservation Committee. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 by roll call to appoint Cynthia Janeiro-Ehlke to the Hudson Community Preservation Committee.

Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted 4-0-1 by roll call to approve the minutes of the July 9, 2026 regular meeting, as presented. Christine Dimare abstained.

The Board reviewed the 10/1/25 through 6/30/26 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to approve the HHA budget comparative report for 10/1/25 through 6/30/26, as presented.

The Board noted receipt of the 6/30/26 quarterly operating statements.

Commissioners reviewed the Accounts Payable report for July 2026. Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 by roll call to approve the Accounts Payable report for July 2026, as presented.

Commissioners reviewed the Warrant to Transfer Funds for July 2026, the Payroll Warrants for July 2026, and the Housing Assistance Payments Warrant for August 2026. There were no comments. Chairwoman Janeiro-Ehlke signed the warrants.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)

We are still waiting on delivery of the stair treads and nosings and expect them in the next few weeks. They will be installed forthwith by the contractor upon delivery.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)

We received notice that the 100% construction documents have been submitted to EOHLC for final review.

Project 667-1&2 Brigham Circle Hot Water Heater Replacement (FISH 141423)

The remaining water heaters were delivered to the contractor and are scheduled for installation next week.

Project MA091 Norma Oliver Village Interior Door Replacement & Access Control Improvements

The contractor and electrical subcontractor are working on securing the building and electrical permits, and awaiting delivery of materials from their vendors. Construction should begin in the next several weeks.

Christine Monteiro left the meeting.

Project 689: 49 Washington Street Side Ramp Upgrade (FISH 141426)

We are currently unsure if the contractor, Oakridge Construction, LLC can meet all of the legal requirements of this contract. The RCAT team has been in contact with the contractor and EOHLC to determine the best course of action before construction begins on this project. Director Beaulieu to report back.

Project 689: 8 Irving Street Back Deck Rehab (FISH 141424)

The apparent low bidder on this project is FRG Contractor Corp. in the amount of \$43,720.00. RCAT has reviewed the bid and finds it to be in order. References were reviewed by Vance Architects and found that FRG Contractor Corp. has performed similar projects in recent years for other housing authorities and public entities, and all references returned positive reviews and would hire them again. Based on this information, RCAT has recommended that we accept their quote. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to accept the bid and enter into a contract with FRG Contractor Corp. for the 8 Irving Street Back Deck Rehab Project in the amount of \$53,720.00, with Jaclyn Beaulieu as contract officer and Cynthia Janeiro-Ehlke as secondary contract officer.

The Board reviewed quotes received via the VEH110 statewide purchasing contract for the purchase of a new maintenance truck. We wish to purchase a 2026 RAM 2500 crew cab pickup truck with delivery date by September and to include the trade-in of 2016 Chevy Silverado 2500 HD double cab pickup truck. Only one vendor could meet our requirements. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to accept the quote, as presented, from Central Dodge Inc. for the purchase of a 2026 RAM 2500 crew cab pickup truck, including trade-in value of \$15,000 for a 2016 Chevy Silverado 2500 HD double cab pickup truck, at a final cost to the housing authority of \$50,606.50.

We recently received \$84,000 in modernization administrative funds from EOHLC as part of our federal pacific replacement and fire alarm upgrade ARPA project. Fee Accountant Robillard has recommended that we use these funds to cover 100% of the cost of the new maintenance truck. This would free up the previously budgeted operating funds from both the state and federal public housing programs to be used elsewhere. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to use modernization administrative money from the state modernization program to fund 100% of the purchase of the 2026 RAM 2500 crew cab pickup truck.

The Board noted receipt of the FY2025 Federal Single Audit of the Hudson Housing Authority. There were no findings as a result of the audit.

The Board discussed the creation of a "HHA Chairperson" email address to act as a centralized location for correspondence intended for the board of commissioners. The active chairperson would have the login information for the email account and recommend items for discussion at their discretion. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to authorize Director Beaulieu to create an HHA Board Chairperson email account for board correspondence.

The Board reviewed the Norma Oliver Village Parking Policy. Director Beaulieu made several suggestions for updates, including specifying how many vehicles are allowed per apartment or per household member, requiring the display of a valid state-issued disabled parking placard, and a section about the visitor parking lot. The Board considered the resident feedback given earlier in the meeting and determined that this policy will require further review before approval. Director Beaulieu offered to put together a map of the parking areas at the property so that commissioners could better visualize the property while discussing the policy, along with giving further consideration to the feasibility of requests made by residents for this policy, and to bring a draft policy to the next meeting.

Christine Monteiro returned to the meeting.

Other Business:

Although the Board heard resident feedback at the beginning of the meeting, there was additional public feedback made.

Resident K. Demarco would like better cleaning of the common areas. She also requested an additional "No Parking" sign for her parking spot, and a policy to record tenant meetings at the property.

Resident M. McKeone would like a policy for the use of the new generator at Norma Oliver Village. Director Beaulieu suggested that a notice to residents informing them of the new generator could be a good way to make sure everyone knows that the community center is available in the event of an emergency. Director Beaulieu to put together said notice and disseminate to residents.

The next meeting will take place on September 17, 2026 at 6:30 p.m. at the Brigham Circle Community Center.

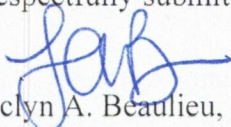
Christine Monteiro left the meeting.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to adjourn at 8:14 p.m.

Respectfully submitted,

  
Jaclyn A. Beaulieu, Secretary