

Attleboro Housing Authority
Minutes
January 22, 2026

A regular virtual meeting of the Attleboro Housing Authority was held on Thursday January 22, 2026 via GoToMeeting. Commissioner Morin called the meeting to order at 5:45 PM.

Present: Steve DuPlessie (arrived 5:46), Narvy Kes-DesLauriers, Cyndee Goodinson, Thomas Morin

Absent: None

- I. Approval of Minutes October 23, 2025
 - a. Motion to approve the minutes made by Commissioner Morin.
 - b. Motion seconded by Commissioner Goodinson.
 - c. Motion carried 4-0

- II. Approval of Check Warrant #401 and its addendums in the amount of \$325,289.87
 - a. Motion to approve check warrant made by Commissioner Kes-DesLauriers.
 - b. Motion seconded by Commissioner Morin.
 - c. Motion carried 4-0

- III. Approval of Check Warrant #402 and its addendums in the amount of \$318,140.87
 - a. Motion to approve check warrant made by Commissioner Goodinson.
 - b. Motion seconded by Commissioner Kes-DesLauriers.
 - c. Motion carried 4-0

- IV. IRS Update
 - a. Executive Director briefly reviewed IRS discrepancies; he informed the board that the matter was resolved and the AHA is not being penalized.

- V. Executive Director Comments
 - a. Executive Director highlighted the service of Jo-Ann Vaughn as a long-time resident Commissioner; briefly discussed process of getting a new resident board member; anticipates new board member in 2-3 months once process is complete.
 - b. Vacancy Update
 - i. Progress being made – 9 vacancies currently; 4 units have been offered to people already.
 - ii. Briefly commented on CHAMP process being made easier for applicants regarding landlord references.
 - iii. Chair DuPlessie inquired how many units AHA manages in total; Executive Director stated there are 431 units total in Attleboro.
 - c. Modification of Grievance Policy
 - i. Executive Director briefly explained current Grievance Policy that tenants can bring against the Housing Authority.

- ii. Policy change – 2 of 3 panel seats are vacant, and Executive Director has been unable to find people to fill the seats
- iii. Intention is to replace Grievance Panel with Grievance Officer – Barbara Vivian, Director of Administration for Medford HA comes highly recommended; her letter is included in the board packet.
- iv. Approval of Grievance Policy change from “Grievance Panel” to “Grievance Officer.”
 - 1. General consensus from the board that Barbara has an impressive resume.
 - 2. Chair DuPlessie inquired if the Grievance Officer is a paid position; the Executive Director stated it is \$200/hearing.
 - 3. Motion made by Commissioner Morin to approve name change and appoint Barbara Vivian as AHA Grievance Officer.
 - 4. Motion seconded by Commissioner Goodinson.
 - 5. Motion approved 4-0.
- d. November 2025 Financial Report
 - i. Reflective of updated budget numbers.
 - ii. Executive Director anticipates Maintenance Labor will be a higher expense in January due to snow events that happened on holidays and anticipated snow storm on 1/25/26.
 - iii. Water expenses running over, but ED anticipates that will go back to normal in subsequent months.
- e. Project Update
 - i. Project #016171 – Retaining wall repairs
 - 1. Start date in the spring when the weather is warmer.
 - ii. Project #016179 – Brookside Alarm Upgrades
 - 1. On-going discussions with contractors regarding which phone system to use; goal is to use the one residents will understand and that also is compatible with the wiring.
 - iii. Brookside Siding Project
 - 1. Admin fee of \$42,000 received from state; needs board vote to accept.
 - 2. Motion made by Commissioner Morin to accept administrative fee for the Brookside siding project.
 - 3. Motion seconded by Commissioner Goodinson.
 - 4. Commissioner Goodinson inquired what the cost was for the project; Executive Director stated it cost \$420,000.
 - 5. Motion approved 4-0.
- f. Managed Agency Updates
 - i. New management agreement with Sharon Housing for 3 more years; already has Sharon board approval; needs AHA board approval.
 - 1. Motion made by Commissioner Kes-DesLauriers to approve management agreement with Sharon Housing Authority.
 - 2. Motion seconded by Commissioner Morin.

3. Chair DuPlessie inquired about any differences in agreement compared to last time; Executive Director said no, the agreement is the same.
4. Motion approved 4-0.
- ii. Seekonk, Plainville, and Westport have no significant issues; Sharon Housing had issues with a certain resident that has affected staff and involved police; expedited eviction of that resident taking place; court involved as well.
 1. Chair DuPlessie inquired about cameras in the office; Executive Director stated that Sharon Housing is in the process of updating the camera system as a result of this matter.
- g. RSC report – Included in packet for Board review
 - i. Happy with Yasmaris, continue to work with her getting into the community and network there.

VI. Hillcrest Oaks/Family Sites LTO Report – None

VII. Board Member Comments

- a. Next Meeting – Thursday, February 26, 2026, planning to be a virtual meeting
- b. Commissioner Morin inquired if the residents are aware of the change from Grievance Panel to Grievance Officer; the Executive Director stated that residents generally are unaware of the policy due to the rare number of occasions that it has been put to use; the Executive Director will inform the residents of the policy change.

VIII. Resident Comments – None

IX. Adjourn

- a. Motion to adjourn made by Commissioner Goodinson.
- b. Motion seconded by Commissioner Morin.
- c. Motion approved 4-0
- d. Meeting adjourned at 6:32 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director