



Salisbury Housing Authority

23 Beach Rd.

Salisbury, MA 01952

Phone: 978 462 8600 Fax: 978 463 3512

**Minutes of the Regular meeting
August 13, 2026
5:00pm**

1. Pledge of Allegiance

2. Roll Call

Ralph Sweeney, Monique Greilich, Donna Abdulla, Jane Purinton, Aileen Chasse

Others Present

James Holt-Executive Director, Doug Batchelder- Director of Maintenance.

3. Moment of Reflection

Chairman Sweeney asked if there had been any recent deaths or hospitalizations. Moment of reflection for all residents that are ill.

4. Bills

The Board reviewed all bills from July, 2026.

Motion to approve the bills for June, 2026 by Jane Purinton. Second by Monique Greilich. All in favor. Vote was 5-0.

5. Minutes of the Regular Meeting of July 9, 2026.

The Board reviewed the meeting minutes from June 11, 2026.

Motion by Donna Abdulla to approve the minutes of July 9, 2026 as presented. Second by Monique Greilich. All in favor. Vote was 5-0.

6. Correspondence

June 2026 Financial Statements

The Board reviewed the July 2026 financial statements. Holt stated that the budget looks good to this point and SHA has reserves at 73.40%. The reserves are most likely inflated due to grant money to complete repair and maintenance on the Heat pumps. We will definitely spend that money down.

7. Executive Director Report

Admin/Construction Task Summary

Holt presented the Board with a summary of construction and administrative tasks that are complete or will need to be completed soon. Holt's employment with the IHA will end on August 31, 2026 and he wanted the board to be aware of tasks that will need to be addressed by the next Executive Director.

There are 2 projects outstanding:

#259053- Mailbox Replacement project, which is in the planning stages.

#259054- Kitchen Renovations.. The project is currently in the design phase.

The State Annual Plan has been delayed due to the State transitioning to a new software. We are currently working on our Capital Improvement Plan (CIP) and the annual plans cannot be completed until the CIP is completed. Holt was hoping to get these started but it now looks like they will be delayed.

There are two legal cases outstanding and will need to be resolved. One for Non-Payment and the other is a violation of a court agreement.

Tenant rent collections are not too bad. As of July 2026, there is \$3,702.74 outstanding. There is one Non-Payment legal case with a large outstanding balance contributing to this. We have \$1,126.00 in repayment agreements. Julie Dillard does a very good job of monitoring and collecting balances.

8. Maintenance Report

Maintenance Director Doug Batchelder presented the board with the July 2026 Maintenance Report.

- 259054-Kitchen Modernization Project in planning stage.
- Annual Inspection to be scheduled for June 30-July 1, 2026.

Vacant units:

D1-Vacant-Ready.

C5-Vacant- Ready Date-9/30/2026

The board praised Holt for the job he has done in keeping the number of vacancies very low. Holt credited the low vacancy rate to the hard work of Public Housing Manager/Tenant Selector Julie Dillard. He noted that Julie has done an excellent job of leasing units quickly and keeping vacancies to a minimum.

9. GMVTO Report

Cindy McMillan reported that bingo is still going strong and that the Greater Meadow Village Tenants Organization will hold another yard sale in October.

10. Public Comment

Cindy McMillan asked whether the hallways in the residential buildings could be cleaned. Doug will obtain quotes for the cleaning.

Bernie Boylan asked Doug to look into installing reflective strips on the stairs to improve visibility for residents with vision impairments. Doug will look into that issue.

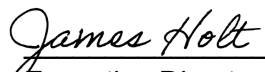
11. Adjournment

Motion to adjourn at 5:36pm by Monique Greilich. Second by Jane Purinton. All in favor. Vote was 5-0.

Documents/Exhibits Used at Meeting

- *SHA Vendor Accounting Check Register Dated 7/1/2026-7/31/2026*
- *SHA Minutes for July 9, 2026 Board meeting*
- *July 2026 Financial Statements*
- *Administrative/Construction Task Summary*
- *SHA Maintenance/Vacancy Report July- 2026*

Approved by BOC on September 10, 2026.



Executive Director