

GREAT BARRINGTON HOUSING AUTHORITY  
Board of Commissioners Regular Meeting  
Monday, February 2, 2026 1PM  
Flag Rock Community Room  
2 Bernard Gibbons Drive  
Great Barrington, MA 01230

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and Governor Healey's March 29, 2023 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Great Barrington Housing Authority Board of Commissioners will be conducted both in-person and via remote participation to the greatest extent possible.

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body or may transmit the meeting through any medium. At the beginning of the meeting, the chair should inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

A Great Barrington Bylaw gives those attending the meeting the right to speak on a motion before the board votes on it.

Join Zoom Meeting

<https://us06web.zoom.us/j/89703060108?pwd=LyaOo8N77WnMFFWac8HBbGXITWcFpH.1>

Meeting ID: 897 0306 0108  
Passcode: 763877

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**\*\*PLEASE NOTE THAT THIS MEETING IS BEING RECORDED\*\***

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1. Board Member Statements – *Please silence cell phones, and note this meeting is being recorded.*
  - ✓ Meeting Call to Order
  - ✓ Roll Call
  - ✓ Board Members Speak -
2. Executive Director Report:

- Vacancy Report as of 12/31/2025 –
  - 5 elderly units are vacant, 3 are in turn status, 1 is ready to lease, and one is Capital Improvement.
  - 7 family units are vacant, 6 are Capital Improvement, 1 is ready to lease. Total vacant units = 14.
- Accounts Payable:
  - Warrants - approved for payment for Dec. 2025.
  - Financial Report/Balance Sheet for December 31, 2025
  - Quarterly Certification of Financials thru Dec. 31, 2025
- Resident Services Coordinator Reports from Karen Lewis & Kathy Anker for December 2025.
- Regional Capital Assistance Team/Small Projects/Capital Improvement Projects/Maintenance Updates:
- **FISH#116087 – Fire Alarm Panel Upgrades for Flag Rock & Dewey Court has begun. (EOHLC)**
- **FISH#116088 – CR update Brookside -Design Phase (RCAT)**
- **FISH#116091 – Heating System @ Dewey - nearing completion electrical upgrades being done. (EOHLC)**
- **FISH#116113 – Family Unit 14 FR remediation – Has been combined with #116114. (RCAT)**
- **FISH#116114 – Family units 7&9 @ Dewey, and 14 &25 at Flag Rock – Bids being reviewed, onsite inspection was conducted 11/19/2025. (EOHLC)**
- **FISH#116115 – Family unit 15 FR – remediation – Design phase (RCAT)**
- **FISH#116126 – Unit 6 planning stage. (EOHLC)**
- **FISH#116100 - Flag Rock Tub Surround project – See below for review. (RCAT)**
- **Next month's proposed meeting date is February 18th at Flag Rock Community Room.**

3. Old Business:

- Review/Approve annual plan meeting and regular meeting minutes from *December 18<sup>th</sup>, 2025*
- *Review/Approve regular meeting minutes from December 18<sup>th</sup>, 2025*
- Review updated Snow Removal Policy

4. New Business:

- ❖ *Review & Approve ED's request for administrative work completed for supplemental income invoice billable to Capital Improvement Project #116091 total invoice \$5084.28, final approval by EOHLC required.*
- ❖ *Review & Approve ED's request for administrative work completed for supplemental income invoice billable to Capital Improvement Project #116079, Total invoice \$3000.00, final approval by EOHLC required.*
- ❖ *Review & Approve ED's request for administrative work completed for supplemental income invoice billable to Capital Improvement Project #116116, Total invoice \$177.40.*
- ❖ *Review & Approve ED's request for administrative work completed for supplemental income invoice billable to Capital Improvement Project # 116126, Total invoice \$461.70, final approval by EOHLC is required.*
- ❖ *Review & Approve change order request #116091 Heat System Upgrade Dewey of 2% increase for a total increase of \$21,570.00 for National Grid.*
- ❖ *Review & Approve #116100 Tub Surround project alternate option for project completion; test unit will be redone with this option and revisited at future meeting to determine if this option suggestion would be a satisfactory option.*
- ❖ *Review & Approve #116120 2<sup>nd</sup> lowest bidder for replacement of kitchen cabinets @689 unit 1 for CMV Construction Services for a total of \$40,200*

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- ❖ *Review & Approve Draft for updated towing policy*
- ❖ *Review & Approve Affirmative Action Goal as mandated by EOHLC*
- ❖ *Review & Approve ED's Contract of Employment (renewal), final approval by EOHLC required.*
- ❖ *Review & Approve ED's Salary Calculation Sheet for 4/1/2026 budget increase.*
- ❖ *Discussion and possible vote to nominate a GBHA board member to the GB community preservation committee*

5. Citizen Speak: ***This is an opportunity for residents to make comments only. This is not an opportunity to discuss items that are not on this agenda. Please note this is not a debate opportunity and any/all concerns should be brought to the Executive Director's attention prior to bringing them to a Board meeting.***

6. Adjournment