Walpole Housing Authority
Regular Meeting Minutes
September 4, 2025

I. Call to Order

The meeting was held in the Community Room, 8 Diamond Pond Terrace, and was called to order by Chairperson Judith Conroy at 6:00 pm.

PRESENT: Judith Conroy
Thomas White
James Delaney
Brian Lebel

ABSENT: Peter Betro

ALSO PRESENT: Monique Bergeron, Executive Director

II. Minutes of the August 5, 2025 Regular Meeting Minutes were reviewed.

- **Motion:** By James Delaney to approve the Minutes of the August 5, 2025 Regular & Annual Meeting Minutes.

A. Seconded: By Brian Lebel.

- **Voted: 4-0-0:** To approve the Minutes of the August 5, 2025 Regular & Annual Meeting Minutes.

III. Financial Reports/Bills for Payment July 2025

- **Motion**: made by Thomas White to approve the July 2025 Financial Report/Bills for Payment as presented
- **Seconded**: By James Delaney.
- **Voted: 4-0-0** To approve the July 2025 Financial Report/Bills for Payment as presented.

IV. New Business

A. Resolution 2025-18 FY 2026 Fair Market Rent & HCV Payment Standards

- **Motion:** By Brian Lebel to approve 2025-18 FY 2026 Fair Market Rent & HCV Payment Standards
- **Seconded:** By James Delaney.
- **Voted: 4-0-0**: To approve 2025-18 FY 2026 Fair Market Rent & HCV Payment Standards 2025-18 Fair Market Rent & HCV Payment Standards

B. Resolution 2025-19 Housing Choice Voucher Annual Plan

- **Motion:** By Thomas White to approve 2025-19 Housing Choice Voucher Annual Plan
- **Seconded:** By James Delaney.
- **Voted: 4-0-0:** To approve 2025-19 Housing Choice Voucher Annual Plan

C. Resolution 2025-20 FY 2026 Annual Plan and Capital Improvement Plan

- **Motion:** By James Delaney to approve 2025-20 FY 2026 Annual Plan and Capital Improvement Plan
- **Seconded:** By Brian Lebel.
- **Voted: 4-0-0:** To approve 2025-20 FY 2026 Annual Plan and Capital Improvement Plan

D. Resolution 2025-21 Adoption of Housing Choice Voucher Administrative Plan (Complete Revision)

- **Motion:** By Thomas White to approve 2025-21 Adoption of Housing Choice Voucher Administrative Plan (Complete Revision)
- **Seconded:** By Brian Lebel.
- **Voted: 4-0-0:** To approve 2025-21 Adoption of Housing Choice Voucher Administrative Plan (Complete Revision)

E. Resolution 2025-22 FISH #314066 667-1 Roadway Improvements Substantial Completion Approval

- **Motion:** By James Delaney to approve 2025-22 FISH #314066 667-1 Roadway Improvements Substantial Completion Approval
- **Seconded:** By Brian Lebel.
- **Voted: 4-0-0:** To approve 2025-22 FISH #314066 667-1 Roadway Improvements Substantial Completion Approval

V. Director's Report

Executive Director presented August 2025 Director's Report.

VI. Correspondence

a. MassNAHRO News July/August 2025

VII. Next meeting: Tuesday, October 7, 2025

There being no further items to discuss, the following was brought forward:

F. **Motion:** To adjourn made Judith Conroy.
G. **Seconded:** Brian Lebel.
H. **Voted: 4-0-0:** To adjourn.