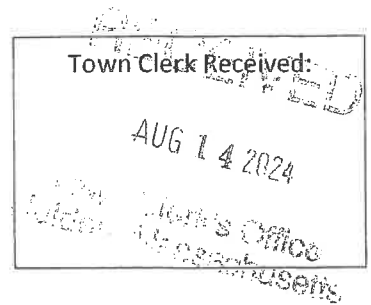




Holden Housing Authority
C/O Leominster Housing Authority, Managing Agent
100 Main Street
Leominster, Massachusetts 01453-5599
Phone: (978) 537-5300 Fax: (978) 534-5335
[North Central Mass Housing \(ncmhousing.org\)](http://NorthCentralMassHousing.ncmhousing.org)



NOTICE OF REGULAR MEETING

Submitted by: Benjamin Gold, Executive Director Date: 8/14/2024

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws that a regular meeting of the Holden Housing Authority Board of Commissioners will be held at 12:00 P.M. on 8/21/2024, in the Community Room at 9 Flagler Drive, in the town of Holden, Massachusetts. The Chair will conduct the meeting and instruct the public on the appropriate time and manner for comments.

AGENDA

1. **Meeting Called to Order**
 - a. Roll Call
 - b. Approval of Regular Minutes – 6/26/2024
2. **Executive Director Report**
 - a. New Board Member – Mike Kurkulonis
 - b. Storage
 - c. Management Agreement Update
 - d. PMR
 - e. Board Member Training
 - f. Sea Crest, September 8-10
3. **Financials**
 - a. Approval of April, May, June & July 2024
4. **Administration**
 - a. Modernization/Work Order Report
 - b. State-Aided Housing Report
 - c. Leased Housing Report
5. **Unfinished Business** – None
6. **New Business**
 - a. Paying rent with a debit card
7. **Checkerberry Local Tenants Organization Report**
8. **Other Correspondence**
 - a. EOHLC PHN 2024-9 NOFA Local Housing Authority Housing Now Program
 - b. EOHLC PHN 2024-10 Changes to Chief Administrative & Financial Officer (CAFO) Program for AUP starting with FYE 2024 & Updates to Performance Management Review (PMR) for 2024 Cycle
 - c. EOHLC PHN 2024-11 Replacement Policy for Fossil-Fuel Fire Equipment
 - d. EOHLC PHN 2024-12 Cyber Security Alert Protecting your LHA from Active Threat of Cyber Criminals
 - e. EOHLC PHN 2024-13 FY2025 Budget Guidelines
9. **Motion to Adjourn**

