



Sterling Housing Authority
C/O Leominster Housing Authority, Managing Agent
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North Central Mass Housing (ncmhousing.org)

Town Clerk Received:

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AUG 14 2024

TOWN OF STERLING
TOWN CLERK

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 Sterling Housing Authority Board of Commissioners will be held at 5:30 P.M. on 8/21/2024 in the Community Room at 41 Sholan Terrace, in the town of Sterling, 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 – 4/24/2024
2. **Executive Director Report**
 - a. Sea Crest – September 8-10
 - b. Management Agreement
3. **Financials**
 - a. Approval of April, May, June, and July 2024
4. **Administration**
 - a. Modernization/Work Order Report
 - b. State-Aided Housing Report
5. **Unfinished Business** – None
6. **New Business**
 - a. Resolution 2024-5 Sterling Housing Authority and Leominster Housing Authority Management Agreement Work Plan Approval
7. **Other Correspondence**
 - a. EOHLC PHN 2024-6 Agreed Upon Procedures (AUP) Program: Pre-Qualified Certified Public Accounting (CPA) Firm
 - b. EOHLC PHN 2024-7 Promulgation of Amendments to 760 CMR 6.00
 - c. EOHLC PHN 2024-8 Amendments to State-Aided Public Housing Lease & Lease Addendum
 - d. EOHLC PHN 2024-9 NOFA Local Housing Authority Housing Now Program
 - e. 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
 - f. EOHLC PHN 2024-11 Replacement Policy for Fossil-Fuel Fire Equipment
 - g. EOHLC PHN 2024-12 Cyber Security Alert Protecting your LHA from Active Threat of Cyber Criminals
 - h. EOHLC PHN 2024-13 FY2025 Budget Guidelines
8. **Motion to Adjourn**

