



AMENDED

Board Meeting Agenda
Thursday, April 16, 2026 – 7:00 pm
Barton Road Community Room – 107 Barton Road, Wellesley, MA
02481 This is an in-person meeting.

- 1. Roll Call**
- 2. Annual Meeting of the Wellesley Housing Authority**
 - a. Election of Officers
 - i. Chairperson
 - ii. Vice-Chairperson
 - iii. Treasurer
- 3. Regular Meeting**
- 4. Citizen Speak**
- 5. Approval of Minutes**
 - a. February 26, 2026
- 6. Financial Reports**
 - a. Approval of Bill Payments/Check Warrants
 - b. Monthly/Quarterly Financial Statements – March 2026
 - c. Bad Debt Write-Off
- 7. TAR Report by Development (Tenant Accounts Receivable) 3/30/2026**
- 8. Vacancy Report – 4/13/26**
- 9. Modernization Updates and CAP HUB Report**
 - a. Update of Capital Projects
- 10. Executive Director’s Report/ CHA District Manager’s Report**
 - a. Personnel Update
 - b. ~~Personnel Policy Update~~
- 11. Chairperson Report**
- 12. Committee Reports (if any)**
- 13. Old Business**
 - a. FY 2026 Budget Update
 - b. Status of WHA/CHA Management Agreement



14. New Business

- a. Wage Match Certification
- b. WHA By-Laws Review

15. **Other Business** – Consideration of any matter not previously known, or which could not have been reasonably foreseen within 48 hours of this meeting

16. Adjournment

