

**WENHAM HOUSING AUTHORITY
LARCH LANE
MINUTES
January 13, 2026
3:00 PM**

Roll Call

The meeting was called to order at 3:03 PM by Chairperson, Martha Carr. The other members present were, John Bucco, Sharon Ivey, and Anthony DiStefano. Also present, Paula Mountain, Executive Director, Administrative Assistant, Tammy Ryan, and tenants Diane Osborne, Marie Schimmelbush, Carol Kirby, Cecille Mazella, and Martha Verrington

Reading of Minutes

- December 16, 2025 Regular Minutes

A motion was made by J. Bucco second by T. DiStefano and unanimously approved to accept the December 16, 2025 minutes as presented.

Bills & Communications

- Financials November, 2025
- Check Disbursements for January 2026
- Debit Card Disbursements December 2025
- Payroll from December, 2025
- Credit Adjustments – None

A motion was made by T. DiStefano second by J. Bucco and unanimously approved to accept the Bills and Communications as presented.

Executive Director Report and Communications

- 1 Vacancy – 2nd floor
- Personnel Changes- Bob Silva, Maintenance Supervisor, last day of employment was January 9th. Ads have been placed on MA NAHRO, MAHAMS, and Indeed. In the meantime Tom Boucher will be covering. T& M Landscaping will be plowing.
- PHA Web is still working on creating the new website

A motion was made by T. DiStefano second by S. Ivey and unanimously approved to accept the Executive Director Report and Communications as presented.

New Business

- The Board as presented with **Top 5 Highest Paid Employees** for 2025.

A motion was made by T. DiStefano and by a roll call of 4 Ayes and 0 Nays to accept the **Top 5 Highest Paid Employees Report for 2025** as presented.

- The Board was presented with the 2025 **Certification of Compliance with the Notification Procedures for Federal and State Lead Paint Laws**

A motion was made by T. DiStefano and by a roll call of 4 Ayes and 0 Nays to accept the 2025 **Certification of Compliance with the Notification Procedures for Federal and State Lead Paint Laws** as presented.

- Board to vote on **Wage Match Acknowledgement Regarding Confidentiality of Information**

A motion was made by J. Bucco second by T. DiStefano and unanimously accepted **the Wage Match Acknowledgement Regarding Confidentiality of Information.**

- The Executive Director requested the board to allow the carry forward of 342.50 (*340.75 carried forward in 2024*) hours of comp time from 2025.

A Motion was made by T. DiStefano seconded by S. Ivey and unanimously approved for the ED to carry forward 342.50 hours of comp time from 2025.

Old Business

Public Input - None

Adjournment

The meeting adjourned a 3:45 PM upon a motion by J. Bucco second by T. DiStefano and unanimous approval.

The next meeting will be held on Tuesday, February 10,, 2026 @ 3:00PM