

MINUTES OF REGULAR BOARD MEETING OF FEBRUARY 9, 2026
HARVARD COURT, WHITMAN, MA

Chairwoman, Katharine Kelleher, called the open meeting to order at 7:00 P.M. It was noted that the meeting was being recorded.

Present: Katharine Kelleher, Patricia McKay, Michelle Frazier, Theresa Lynskey, Anne Holbrook

Motion by Patricia McKay and seconded by Anne Holbrook to approve the minutes of the Regular Board Meeting held on January 12, 2026. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the January 2026 vouchers, December 2025 bank balances and financial statements, and the quarter ending December 31, 2025 operating statements and MOD reports. The vote was unanimous.

Motion by Theresa Lynskey and seconded by Michelle Frazier to write off uncollectible tenant debt for the Harvard Court property in the amount of \$92.00. The vote was unanimous.

Motion by Anne Holbrook and seconded by Michelle Frazier to accept the results of the FYE-2025 Agreed Upon Procedure (AUP) audit with no findings. The vote was unanimous.

Motion by Anne Holbrook and seconded by Michelle Frazier to accept the results of the Harvard Court NSPIRE inspection. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the 2026 contract renewal with Fenton, Ewald & Associates for accounting services. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the current Four Factor, Self-Assessment Analysis for the WHA's Language Access Plan. The vote was unanimous.

The Director provided the agenda for the Spring Conference and informed all Board members that are interested in attending, to inform the office staff so that they can be registered.

Motion by Patricia McKay to and seconded by Anne Holbrook to inform the office. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to accept the following Public Housing Notices:

PHN 2026-1 "Notice of Funding Availability for Housing Now Program"

PHN 2026-2 "Facilities Condition Assessment"

The vote was unanimous.

Motion by Patricia McKay and seconded by Anne Holbrook to approve the Executive Director's Report. The vote was unanimous.

Under correspondence, the Director shared a glowing letter from Secretary of Housing, Edward Augustus, following his visit to the Whitman Housing Authority property.

Motion by Patricia McKay and seconded by Michelle Frazier to adjourn the meeting at 7:55p.m. The vote was unanimous.

Respectfully Submitted,



Eileen Gibson
Executive Director