

**MINUTES OF THE ANNUAL AND REGULAR MEETING  
OF THE MIDDLETON HOUSING AUTHORITY**

**Orchard Circle, Middleton, Massachusetts  
January 15, 2026  
4:15 pm**

PRESIDING: Maria Paikos, Chairperson

RECORDING SEC'Y: Cindy Dunn

COMMISSIONERS PRESENT Maria Paikos, Sharon Purchase, Karen McCafferty

COMMISSIONERS ABSENT: Ilene Twiss, Douglas LeColst

Maria Paikos, Chairperson, called the Regular Meeting to order at 4:15 pm.

The Board reviewed the Regular Meeting Minutes of November 19, 2025. Upon motion duly made by Karen McCafferty and seconded by Sharon Purchase, it was **VOTED 3-0: To accept the minutes.** There was no board meeting in December.

The Board reviewed the bills processed through November and December. There were no questions on the bills.

The Board reviewed the two changes orders submitted by CM Conway on the septic system work in the amount of \$26,420.50. Upon motion duly made by Karen McCafferty and seconded by Sharon Purchase, it was **VOTED 3-0: To approve the change orders.**

The board reviewed the four-factor assessment, and Cindy's recommendation to stay at the current affirmative action goals of 34.30 percent for family housing and 18.20 percent for the elderly/disabled housing for FY2027. Upon motion duly made by Sharon Purchase and seconded by Karen McCafferty, it was **VOTED 3-0: To approve the four-factor assessment and the affirmative action goals.**

Cindy advised the board that J Perez construction is replacing the handrails on two of the handicapped ramps; and that we are awaiting a signed contract from the contractor for the bath fans replacement at Memorial Drive.

The FY2025 audit has been completed with no findings.

The next meeting was scheduled for February 19, 2026.

There being no further business and following a motion by Karen McCafferty, the meeting adjourned at 5:10 pm.

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Cynthia Dunn, Recording Secretary