

ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 7:30 P.M., 27 June 1983, 68 Windsor Avenue

Attendance: Marlin Murdock, Ralph Peek, James Sargent, Marianne Maguire, Joseph Mercurio, Betty McManus/Acton Housing Authority

1. Ralph Peek, Chairman, called the Regular Meeting to order at 7:30 P.M.

2. Minutes of Regular Meeting, 6 June 1983, approved.

3. Executive Director's Report:

- A. Board informed that the Executive Director has sent a letter to Hughes & MacCarthy requesting that the Authority's additional comments regarding the McCarthy site be included in their notes of the Executive Session for 16 May 1983.
- B. Board discussed purchasing a "check protector" for the additional protection against fraud. The Executive Director was instructed to purchase the machine once she evaluated which type would fit the needs of the Authority.
- C. Discussion of the physical condition of Unit 1A after two wheelchair tenants vacated the Unit. The Executive Director is pursuing cost reimbursement for damages.
- D. Executive Director requested permission to allow John Landry to be hired as a lawn boy periodically over the summer as necessary. The Board granted their permission.
- E. Amy Anthony's letter regarding Jim Sargent's reappointment as State Appointee to the Board was discussed.
- F. Discussion of Grievance Committee members followed. Marlin Murdock will contact John Nolin, President of Tenants' Organization, to discuss the appointment of a community representative to fill the vacancy on the Committee.
- G. Executive Director requested that members of the Authority work with the Executive Director and Town Planner to require private developers to set land or monies aside for low/moderate income housing when requesting permits for subdivisions from the Planning Board. Marlin and Marianne volunteered to work on the project.

4. Old Business:

- A. Executive Director and the Chairman informed the Board Members of the current status of Yankee Village Condo. They have met with the Authority's lawyer and informed him of the criminal action being brought by the Town against the developer, the failed septic system, the need for a second assessment to unit owners, the possibility of a third assessment to repair the septic system, and the hiring of the law firm of Carragher, Fox & Lambert to represent the Condo Assoc. in a separate suit against the developer. The Authority's lawyer suggested that a letter be sent to the Trustees requesting a breakdown of how the first assessment was spent, the bills the second assessment will cover, and request that the law firm representing the Assoc. look at innovative ways to help the unit owners finance the repair of the system. He further stated that he will contact Carragher, Fox & Lambert to find out where the Town's suit against the developer stands, as well as what possible legal action the Authority could take separately against the developer.
- B. Board updated on current Legislature's Housing Bill before the Senate Ways & Means.
- C. Joe Mercurio moved that the Authority join the Municipal Worker's Compensation Program once the current Workmen's Compensation with AETNA expires August 2, 1983. Jim seconded; all members voted in favor.
- D. Board informed of current interest rates available to the Authority:
 - a) MMDT - 8.28%
 - b) Money Market NOW Account - 8.75%
- E. Chairman discussed the current status of 705-1/667-2 Grant. He informed the members that the full survey of the McCarthy site is being conducted. As Chairman, he will sign an additional Extension of Option Agreement for six months ending December 31, 1983. The Director and the Chairman met with representatives of NATCO to explore the possibilities of additional gallonage should the State increase the elderly grant again. He (Chairman) informed the members NATCO cannot allocate any additional gallonage at this time.

5. New Business:

- A. Board discussed the building ban currently in effect by the Board of Health.
- 6. Jim moved the Board move into Executive Session for the purpose of discussing land acquisition; Joe seconded the motion. Ralph Peek, Chairman, announced the Regular Meeting would not reconvene after the Executive Session. Chairman called for a Roll Call vote:

AYES

Marlin Murdock
Ralph Peek
James Sargent
Marianne Maguire

NAYES

-0-

7. Next Regular Meeting will be 11 July, 1983 at 7:30 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director