

## ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 7:30 P.M., 20 December 1982, 68 Windsor Avenue

Attendance: Marianne Maguire, Joseph Mercurio, Marlin Murdock, Ralph Peek,  
Jim Sargent, Betty McManus, Anne Puzella/Acton Housing Authority  
Marilyn Cove/Beacon Reporter

1. Regular Meeting was called to order at 7:30 P.M. by the Chairman.
2. Minutes of Regular Meeting, 6 December 1982 were approved.
3. Minutes of Executive Session, 6 December 1982 were approved.
4. Executive Director's Report
  - A. EOCD's letter authorizing the Authority to purchase the necessary thermostats and to request proposals for repair of roof ridge vents was noted. The problem of the corner bead in the second floors at Windsor Green is to be dealt with by the Authority's maintenance staff as necessary.
  - B. Board was informed of septic system problem at Yankee Village. Marlin moved to table further discussion until a later date when more information will be available.
  - C. Executive Director outlined energy steps which Board members reviewed. A demonstration of Omni equipment (water saving devices) was presented. It was the Board's suggestion that Executive Director review all information and purchase the water saving devices which would most benefit the complex at Windsor Green.
  - D. Joe Mercurio moved that the Executive Director have Mass-Save do an Energy Audit on 20 units at Windsor Green. Marlin Murdock seconded. All approved.
  - E. Board informed that the request by the Huntleys for a zoning change on Windsor Avenue property was denied.
  - F. Board informed that MMDT was at 9.38% interest for November 1982.
  - G. Autocall's letter stating that the company plans to upgrade the fire alarm call box at Windsor Green was reviewed.
  - H. Board informed of EOCD's approval of 1983 Operating Budgets for 667-1 and 705-2.

- I. Town's warrant articles must be submitted by 1/14/83.
5. Old Business
- A. Executive Director reviewed for the Board the progress to date on the feasibility of the McCarthy site for proposed complex.
- B. Jim Sargent moved <sup>that the</sup> Chairman be authorized to sign the NATCO Agreement once EOCB's written authorization has been received by the Authority. Marlin Murdock seconded the motion, which was approved unanimously. It was agreed that the Authority would move into Executive Session to further discuss the conditions of the NATCO Agreement.
- C. Jim Sargent moved that the Chairman be authorized to write a letter exercising the extension clause of the Option to Purchase on the McCarthy property until June 29, 1983. Joe Mercurio seconded. All approved.
6. New Business
- A. Marlin Murdock moved that the Chairman sign the Addendum to the Accounting Contract. Joe Mercurio seconded. All approved.
7. A motion was made by Joe Mercurio to move into Executive Session for the purpose of discussing the negotiated NATCO Agreement. Motion was seconded by Marlin Murdock. Ralph Peek, the Chairman, called for a Roll Call vote:

AYES

NAYES

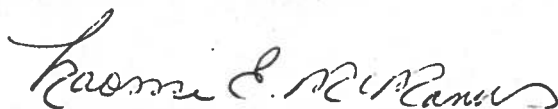
Marianne Maguire  
Joseph Mercurio  
Marlin Murdock  
Ralph Peek  
James Sargent

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The Chairman announced that the Regular Meeting would not reconvene after the Executive Session.

8. The next Regular Meeting will be 3 January 1983 at 7:30 P.M. at 68 Windsor Ave.
9. Regular Meeting was adjourned at 9:30 P.M.

Respectfully submitted,



Naomi E. McManus  
Executive Director