

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 6 January 1986, 7:00 PM, 68 Windsor Avenue

Attendance: Marlin Murdock, Barbara Yates, Joseph Mercurio, James Sargent.
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.
Jean Schoch/League of Women Voters. Ken DiNisco/Architect,
DiNisco Kretsch.

Absent: Leah Nazarian.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:00 PM.
2. Minutes of the Regular Meeting, 2 December 1985, were approved with the spelling correction of outlining under Executive Director's Report, 6B.
3. Minutes of the Executive Session, 2 December 1985, were approved.
4. Joseph Mercurio moved to accept Cash Dispersements voucher #21. James Sargent seconded the motion and all members voted in favor.
5. 667-1 Modernization update
 - A. The Executive Director introduced Ken DiNisco, architect for the modernization work to be done at Windsor Green to the Board and staff.
 - B. Ken DiNisco discussed with the Board his written response to the Tennant Gadd Associates' Investigational Study of Windsor Green.
 - C. The Executive Director requested that Mr. DiNisco include in the rehabilitation work the construction of an enclosed entry way between the office and the Community Building and the relocation of the junction box above ground for the septic system. Mr. DiNisco urged the Authority to formally request EOCD's approval to have the two items included as the current scope of work agreed upon with his firm does not address these issues.
 - D. Mr. DiNisco reviewed with the Board the time schedule for the proposed work to be done. He will be proceeding with the working drawings on the repair work and will submit the drawings to EOCD and the Authority within the month. Mr. DiNisco anticipates that the work will begin in the spring.
6. Executive Director's Report
 - A. The Authority has been notified that Tully Trash Company anticipates an increase in the users fee at the dump and that increase will have to be passed onto their customers.
 - B. A conference on "Affordable Housing" to be held in Lenox was noted. It will be May 15th and 16th in Lenox.

- C. The public announcement was discussed regarding the first Mass Teller Bond issued.
- D. Minuteman Home Care will be contacting individual groups requesting their completion of a survey in elderly needs in the area.
- E. The Housing Affairs Letter from Washington has been renewed by the Executive Director for another six months.
- F. The Board reviewed a memo from HUD regarding possible fraud of Certificate Holders presenting themselves as renters when in fact they own the units.
- G. Codman Hill's Condo letter regarding the purchase of units was reviewed by the Board.
- H. The Elder Affairs report on fiscal year 1985 Demonstration Projects is available for Board review at the office.
- I. MMDT is paying 7.79% for the month of December.
- J. Announcement of NAHRO's Annual National Conference to be held in Washington was noted.
- K. EOCD's letter commending the Authority for its' successful management was discussed.
- L. EOCD's memo regarding request for damages as a result of Hurricane Gloria was noted.
- M. The Mass Housing Agency's Annual report was reviewed.
- N. HUD's memo informing Housing Authority's that an audit on all programs must be done annually was discussed.
- O. The Executive Director informed the Board that the new salary schedule sent out by EOCD will not effect her salary scale.
- P. The Board was informed of a potential problem regarding the treatment plant at Yankee Village. The Executive Director will keep the Board informed in the matter.
- Q. Marlin Murdock's letter to Armand Dufresne thanking him for all he had done for the Authority was reviewed.
- R. The Board was informed of the Commonwealth's lawsuit against Harold Brown for discriminating against Section 8 Certificate Holders. The Acton Housing Authority was named by Harold Brown as having waived the Section 8 requirements. The Director has signed an affidavit stating that the Authority had not waived any regulations.

- S. The Executive Director's letter sent to EOCB regarding the proposed Tenant Selection Regulations was noted.
7. Old Business
 - A. 667-2/705-1
 1. The Executive Director updated the Board on the current status of the elderly/family housing under construction on 2A.
 2. The Board reviewed Boston Survey's letter to Hughes & MacCarthy requesting payment of \$1,634.85 for services rendered.
 3. EOCB has requested the Authority to have a small sign added to the project stating "Another Example of Massachusetts Housing Partnership". The Executive Director will request P. & H. Construction to have the sign made and back charge the Authority.
 4. On January 28, 1986 the Executive Director, the architect and the owners of Sudbury Garden's will meet to discuss the barrier to be constructed between the properties.
 - B. Eliot House
 1. EOCB has sent a letter to William Rowe informing him that at this time he is not eligible for extra fee for services.
 2. The Executive Director informed the Board that EOCB has not yet reviewed the schematics.
 3. The Citizens' Advisory Committee has been notified of the status.
 8. New Business
 - A. EOCB's Conference to be held in Worcester January 31 and February 1 was noted.
 - B. Chet Atkins' Conference for Local Housing Authorities scheduled for January 25, 1986 was discussed.
 - C. EOCB's memo updating the Architect/Engineer Selection Procedure was noted.
 - D. The February 3, 1986 Meeting of the Authority will be for Long Range planning only.
 9. Barbara Yates moved that the Authority move into Executive Session for the purpose of discussing a specific incident involving a 705 tenant housed by the Authority. James Sargent seconded the motion and the Chairman called for a roll call vote.

Ayes

James Sargent
Joseph Mercurio
Marlin Murdock
Barbara Yates

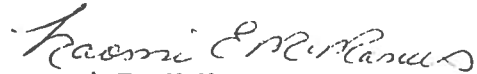
Nayes

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

10. The Regular Meeting Adjourned at 8:55 PM.
11. The next Regular Meeting will be held on January 27, 1986 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director