

ACTON HOUSING AUTHORITY

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

Attendance: James Sargent, Marlin Murdock, Marianne Maguire, Betty McManus,
Anne Puzella/Acton Housing Authority
Jean Schoch/League of Women Voters
Ralph Peek late (8:00 P.M.)

Absent: Joseph Mercurio

1. Marlin Murdock, Vice-Chairman, called the meeting to order at 7:30 P.M.
2. Minutes of Regular Meeting, August 1, 1983, were approved.
3. James Sargent moved that the Board move into Executive Session for the purpose of discussing the negotiating for land purchase. Marianne Maguire seconded the motion. Marlin Murdock, Vice-Chairman, called for a roll call vote:

AYESNAYES

James Sargent
Marianne Maguire
Marlin Murdock

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Absent: Joseph Mercurio
Ralph Peek

The Vice-Chairman announced that the Regular Meeting would reconvene after the Executive Session.

4. Regular Meeting reconvened at 9:10 P.M.
5. Executive Director's Report:
 - A. Revised regulations and forms for the Central Register were reviewed by the Board.
 - B. Discussion followed on the recent press article about the proposed McCarthy site for the new development. Executive Director informed the Board that she called the reporter and informed her that the article misrepresented the actual facts.
 - C. Executive Office of Communities and Development's request for job applicants to apply for the position of Field Representative.
 - D. Executive Office of Communities and Development's new Bidder Prequalifications was reviewed.

- E. The Board agreed that it would be appropriate for the Chairman to speak in favor of the zoning change to be voted on at the September 21, 1983 Special Town Meeting.
- F. The Director has transferred \$8,000.00 from the regular Section 8 Account to the Section 8 Money Market Account.
- G. Jim Sargent requested that the Executive Director speak to the Authority's accountant about purchasing a computer.
- H. The first payment of damage charges for unit 1A has been received from the past tenants.
- I. Problem regarding Payment in Lieu of Taxes between the Town Assessor and the Authority has been resolved.
- J. MMDT - 9.8% currently and Money Market Account - 10.6%.
- K. Hospice Program will be given by the Junior Women's Club at Windsor Green on September 19, 1983 at 10:00 A.M.
- L. The Executive Director has received complaints regarding the behavior of children living in condominium units owned by the Authority. The Director has met with all those involved and the matter is being corrected.

6. Old Business:

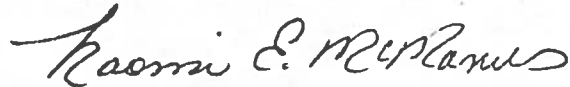
- A. Discussion of Yankee Village Condominium's third assessment followed. The Executive Director informed the Board that the Authority's lawyer is notifying the Condominium Association lawyer that each one of the Purchase & Sale Agreements (3) signed by the Authority and developer mention that the Seller agreed to guarantee the septic system and to expend up to \$20,000.00 for the repair or replacement of the system. Executive Office of Communities and Development has been informed of the third assessment and will instruct the Authority on how to proceed with the payment.
- B. Executive Office of Communities and Development has instructed the Authority to proceed with the necessary paving repair at Windsor Green.
- C. Al Laurent, Construction Engineer, from Executive Office of Communities and Development has been to Windsor Green to review problems with exterior paint. He will notify the Authority of his recommendations in the near future.

7. New Business:

- A. Board reviewed the Executive Director's request to Executive Office of Communities and Development to exceed the Fair Market Rents by 20%. Executive Office of Communities and Development has taken the request under advisement.
- B. Visiting Nurse's Annual Contract with the Authority has been renewed.

- C. Executive Office of Communities and Development currently administers four (4) Section 8 Certificates in Acton/Boxboro area.
 - D. Board reviewed Executive Director's letter to Adams-Russel outlining the damages caused at Windsor Green when the Cable T.V. was installed.
 - E. Board reviewed Audit Report for period ending 7/31/83.
- 8. Regular Meeting adjourned at 10:05 P.M.
 - 9. Next Regular meeting scheduled for September 19, 1983 at 7:30 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director