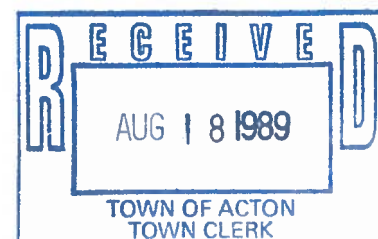


## ACTON HOUSING AUTHORITY



Minutes of the Regular Meeting, May 1, 1989, 7:30 pm, 68 Windsor Avenue, Acton, Massachusetts

Attendance: Present: Marlin Murdock, Joseph Mercurio, Jean Schoch, Naomi McManus, Ann Hosmer, Gail Hembrough, Barbara Willson  
Absent: Barbara Yates

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 pm.
2. Joseph Mercurio moved that the Minutes of April 3, 1989 be approved. Jean Schoch seconded the motion and all members approved.
3. Jean Schoch moved that Voucher # 66 in the amount of \$133,567.85 be approved. Joseph Mercurio seconded the motion and all members voted to approve.
4. Executive Director's Report
  - A. The Board acknowledged the final copy of OKM's Strategic Planning Application for the Town of Boxboro. The Executive Director had previously received Board approval for payment of \$1200.00 from the Planning and Development fund.
  - B. The Newton Affordable Housing Workshop on May 6, 1989 was noted.
  - C. The Board discussed Dane & O'Brien's April invoice. It was the sense of the Members that the Director submit a request to EOCB for Extra Services payment for the work relating to McCarthy Village.
 

The Board further instructed the Executive Director to ask for clarification from Dane & O'Brien regarding what "review of contracts" meant.

Jean Schoch moved that once the Executive Director received a satisfactory clarification that payment should be forwarded. Joseph Mercurio seconded the motion and all members approved.
  - D. The Board reviewed Labor & Industries new Maintenance wages effective April 1st.

- E. Board informed that the Authority's request for additional Certificates to house four mentally retarded people was denied by EOCD due to the State budget problems.
- F. The presence of " Water Bugs " in two of the Authority's condo units was discussed.
- G. The new State Law relating to the installations toilets was noted.
- H. The Board reviewed the newsletter that was sent to families living at Sachem Way.
- I. The Open House Invitation sent to the Authority by Rowe Associates was discussed.
- J. Polly Welsh's letter from EOCD regarding the State's budgetary problems as it relates to housing was noted.
- K. The meeting with Al Crowley, Acton's Juvenile Officer, and the Authority's staff was discussed.
- L. The Executive Director informed the Members that the DMH's Community Rounds will be a useful resource when clients of the Authority's begin to have emotional difficulties in the community.
- M. NAHRO's Annual Sea Crest Conference was discussed. A double and a single room have been reserved. The Board Members will contact the Director on which dates they plan to attend.
- N. Discussion followed regarding the Authority's Section 8 Certificates continuing to be all mobile. The Executive Director stated in the future she might request that the Board limit the number.
- O. MMDT interest rate at 9.42% for month of April.
- P. Barbara Willson's appointment as the State Appointee is awaiting Amy Anthony's signature only. The Authority should receive the formal paperwork within the next three weeks.
- Q. Board informed that there still remained funds for the hiring of a part-time receptionist/typist for the summer. An add has been placed in the newspapers.
- R. Jean Schoch moved that based on the Executive Director's recommendation that the Board vote to approve the requests for waivers from the State lease for three elderly tenants wishing to have pets. Joseph Mercurio seconded the motion and all members voted in favor.

## 5. Old Business

### A. Executive Director's Contract

Joseph Mercurio moved that the Executive Director's contract be approved with the amended changes as directed by EOCD. Jean Schoch seconded the motion and all members voted to approve.

- B. The Board reviewed Ms. Atamian's letter to the Superintendent of Schools regarding the sports teams traveling to Florida. While the Board supported Ms. Atamian's position it was the sense that there should not be a public endorsement of her position by the Authority.

### C. Eliot House

The Board reviewed and agreed with the Executive Director's rating of the Architectural firm hired for the renovations of Eliot House.

The premature separation of the flooring in the kitchen area was noted. The Director stated that she will follow through with contacting the original installer.

### D. McCarthy Village

To date the Acton Housing Authority has not received formal direction on the resolutions of the heat/site issues at McCarthy Village from EOCD.

Joseph Mercurio moved that the Board approve the request of Hughes & MacCarthy for Extra Fee for Services in the amount of \$4288.65. Jean Schoch seconded the motion and all members approved the motion.

### E. Rose Stone

The Developer of Rose Stone has informed the Director that he is renegotiating the construction loan and anticipates that he will secure the loan by June 1st. Once that has been completed he states the Authority's units will be ready for purchase 45 days from that date.

### F. Bayberry Condo's

The Director informed the Board that she has not resolved in her mind recommendations regarding the Authority's ability to purchase the two condo units at Bayberry Condominiums. She anticipates that in the near future she will have a recommendation for the Board's consideration.

## 6. New Business

A. Joseph Mercurio moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Jean Schoch and upon roll call the "Ayes" and "Nays" were as follows:

AYES

Marlin Murdock  
Joseph Mercurio  
Jean Schoch

NAYS

AMENDMENT TO  
CONTRACT FOR FINANCIAL ASSISTANCE

by and between

THE COMMONWEALTH OF MASSACHUSETTS

Acting by and through the Department of Community Affairs

and

Acton Housing Authority

Dated 4/11/88 for State-Aided Housing Project No. 705-4

1. WHEREAS:
  - (a) The above described contract provides that the Commonwealth shall provide a grant in the amount of \$1,710,000 for the development of the described Project; and
  - (b) The Department has now determined that the Total Development Budget of the Project shall not exceed the adjusted amount of \$1,590,000;
2. THE PARTIES THEREFORE AGREE AS FOLLOWS:
  - (a) The total number of units is hereby changed from 18 to 18
  - (b) The Commonwealth agrees to provide financial assistance in the adjusted amount of \$1,590,000.
3. In all other respects the Contract is ratified and confirmed by the parties.

AMENDMENT TO  
CONTRACT FOR FINANCIAL ASSISTANCE

by and between

THE COMMONWEALTH OF MASSACHUSETTS

Acting by and through the Department of Community Affairs

and

Acton Housing Authority

Dated 9/25/86 for State-Aided Housing Project No. 705-3

1. WHEREAS:
  - (a) The above described contract provides that the Commonwealth shall provide a grant in the amount of \$1,295,000 for the development of the described Project; and
  - (b) The Department has now determined that the Total Development Budget of the Project shall not exceed the adjusted amount of \$1,295,000;
2. THE PARTIES THEREFORE AGREE AS FOLLOWS:
  - (a) The total number of units is hereby changed from 18 to 13
  - (b) The Commonwealth agrees to provide financial assistance in the adjusted amount of \$1,295,000.
3. In all other respects the Contract is ratified and confirmed by the parties.

B. Joseph Mercurio suggested that until the Board has five members that the appointment of the Nominating Committee be deferred. The other Members agreed with the suggestion.

C. Jean Schoch moved that based on the Smoking Policy conducted by the Authority's staff that effective immediately

"A NO SMOKING POLICY WOULD BE IMPLEMENTED IN THE WINDSOR GREEN COMMUNITY BUILDING. THE ONLY EXCEPTION: IN THE EVENT OF A SOCIAL AFFAIR THE LAUNDRY ROOM WILL BE THE DESIGNATED SMOKING AREA. Joseph Mercurio seconded the motion and all members approved the motion.

7. The next Regular Meeting will be held June 5, 1989 at 7:30 pm.

8. The Regular Meeting adjourned at 9:30 pm.

Respectfully Submitted,



Naomi E. McManus  
Executive Director