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DATE 3/20/87Barbara Brown
TOWN CLERK, ACTON

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 2 March 1987, 7:00 p.m., 68 Windsor Avenue

Attendance: Marlin Murdock, Barbara Yates, Joseph Mercurio, James Sargent
Jean Schoch. Betty McManus, Anne Puzella, Ann Hosmer, Charles
Landry/Acton Housing Authority. Ted Kingsbury, media consultant.

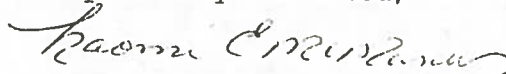
1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:00 p.m.
2. Ted Kingsbury demonstrated to the Board the Authority's slide show which will be presented to the community. The Board enthusiastically extended their appreciation to Ted for his professional efforts. The Board instructed the Executive Director to send a thank you letter and a \$50 Gift Certificate from a sports shop to Mr. Kingsbury. The money will be taken from the Authority's private Planning and Development Fund.
3. Executive Director's Report
 - A. EOOD's memo appointing Art Kimber as Director of Development was noted.
 - B. NAHRO's memo requesting Legislative support for pending bills relating to housing authorities was discussed. James Sargent volunteered to contact area State Senators and Representatives to request their support for the following Bills:
 1. Authorizing an assessment of the staffing requirements of the Division of Housing Production of the Department of Community Affairs.
 2. That rental income to property owners resulting from participation in the rental assistance program of the Commonwealth, shall be exempt from Massachusetts income tax up to a maximum of one thousand dollars per subsidized dwelling unit as of January first of each tax year.
 3. To provide the same limited personal liability protection, currently granted to "members", of a Housing Authority, under Section 13 of Chapter 121B, the "employees, officers and agents" of an operating agency, as well.
 4. The rate of wage paid by a housing authority to the employee occupying the position of Executive Director, shall not be less than one hundred percent of the prevailing wage, in accordance with Section 26 and 27 of Chapter 149, for any classification of work performed by laborers employed therein, by said Housing Authority.

5. An act expanding the Authority of the Bureau of Special Investigation.
 6. After a lengthy discussion it was the sense of the Board that individual Members would contact State Legislators expressing their personal views regarding monetary compensation to Board Members for their time.
- C. The Board reviewed the resume of a consultant and discussed that possibly in the future the Authority could benefit from such an individual's expertise.
 - D. EOCD's memo regarding maintenance staff's wages was noted.
 - E. EOCD's memo stating that the Authority's staff could not be compensated for "on call" status was discussed.
 - F. The Executive Director informed the Board that she had been served with a supeona to appear in court as a witness in an eviction case.
 - G. The invitation to Metropolitan State Hospital's Legislator's Breakfast on March 11, 1987 was noted.
 - H. HUD's approval of the Authority's Administrative Plan was noted.
 - I. The Board was informed the Barbara Hogan has been hired to fill the Jr. Clerk/Housing Inspector's position.
 - J. A discussion followed regarding the Trustees of Yankee Village suggestion that the Authority consider selling one of the three units in Bldg. II in order to purchase one in Bldg. I. They felt this would integrate the Authority's units throughout the complex. It was the sense of the Board that due to the approval process and allowable purchase price by EOCD that the suggestion was not feasible.
 - K. Boston Edison's rate increase is being disputed by the Authority and EOCD. Further information will be forthcoming before the Authority pays the outstanding balance of \$30,000 for a period of three months which is 2½ times over last years bills covering the same period.
4. Old Business
- A. The Trustees letter from Parker Village regarding the Developers of Rose Stone was noted. The date for the Court Hearing on the Board of Appeal's decision to grant a Comprehensive Permit has not been scheduled. At this point the legal representatives for both the Developers and the Trustees are discussing the pending legal process.
 - B. Marlin Murdock informed the Board of the Authority's testimony before Labor and Industries Legal Counsel regarding the Authority's decision to award the contract for the rehabilitation work at 27 Concord Road to Wellesley Corporation. A discussion followed between members regarding the Authority's position

The Executive Director informed the Members that Labor and Industries Legal Counsel is reviewing the testimony and documentationsubmitted by the contractor and the Authority.

- C. Windsor Green's remedial repair work was discussed. The sense of the Board is to repaint the entire complex in the same colors as used previously.
 - D. Charlie Landry, Maintenance Person, reviewed with the Board the current heating and hot water problems still pending at McCarthy Village. Charlie reviewed with the members the history of the problems and the amount of staff time that has been expended in attempting to resolve the problems. After a lengthy discussion the Board requested that the Chairman write a letter to the Authority' architect expressing their displeasure and concerns. The Chairman will be requesting an extension of the guarentees on the heating and hot water system through 1988. The Board approval of payment to Hughes & MacCarthy for servics (\$6,365.00) was deferred until the next Board Meeting.
 - E. James Sargent moved that the Board authorize the Chairman to sign the P & S agreements for three condominium units at 48 Great Road once EOCD has granted their approval. Barbara Yates scinded the motion and all members voted in favor.
 - F. Barbara Yates updated the Board on the Task Force's Affordable Housing Workshop to be held on March 14, 1987,
 - G. Don Johnson's letter requesting that the Authority limit the use of the Fire lane area at Windsor Green was discussed.
- 5. The Regular Meeting adjourned at 9:45 p.m.
 - 6. The next Regular Meeting is scheduled for 16 March 1987 at 7:30 p.m.

Respectfully submitted,



Naomi E. McManus
Executive Director