

ACTON HOUSING AUTHORITY

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 DATE July 6, 1987
Barbara Yates
 TOWN CLERK, ACTON

Minutes of the Regular Meeting, 8 June 1987, 7:30 P.M., 68 Windsor Avenue.

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

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 P.M.
2. Joseph Mercurio moved that the Minutes of the Regular Meeting of May 11, 1987 be approved. James Sargent seconded the motion and all Members voted to approve the motion.
3. James Sargent moved that the Minutes of the Annual Meeting of May 11, 1987 be approved. Jean Schoch seconded the motion and all Members voted to approve the motion.
4. Joseph Mercurio moved that the Minutes of the Special Meeting of May 27, 1987 be approved. James Sargent seconded the motion and all Members voted to approve the motion.
5. Jean Schoch moved that the Minutes of the Special Meeting of June 3, 1987 be approved. Joseph Mercurio seconded the motion and all Members voted to approve the motion.
6. Joseph Mercurio moved that voucher #41 be approved. James Sargent seconded the motion and all Members, by Roll Call, voted to approve the motion.
7. Executive Director's Report
 - A. The Board reviewed EOCD's Memo regarding the new salary schedule of Executive Directors. Barbara Yates moved that the Board vote to adjust the Executive Director's salary in accordance with the new Schedule as outlined in EOCD's memo of May 7, 1987, effective July 1, 1987. James Sargent seconded the motion and all member voted by Roll Call vote to approve the motion.
 - B. The Board Members and the Executive Director reviewed the new administration fees for projects in Development as outlined in EOCD's Memo of April 10, 1987. The new fees allow for bonus monies, the purchasing of additional office equipment and the increase of hours for part-time office staff for each project. The Director will make her final recommendations to the Board after she reviews them with the Authority's Fee Accountant.
 - C. The Executive Director reviewed with the Board the meeting she had had with the families that live at McCarthy Village.

7. Executive Director's Report (continued)

C. (continued)

The Board Members requested that the Director pursue the following items and make a recommendation to the Board at the next Regular Meeting.

1. Paving an area for recreational use at the end of the roadway.
 2. Providing supplies for a sandbox, swingset and basketball backboard.
 3. Additional roadway lighting.
- D. Union National Bank's letter outlining the services offered to municipalities was discussed. No action was taken by the Board at this time.
- E. The Members discussed the letter of support sent by the Authority to HUD for Concord House Hesed, Inc.'s 202 application to construct a Group Residence for the mentally retarded.
- F. EOCD has informed the Authority that there are no Sec.8 Certificates administered by their agency in the Acton area.
- G. Minuteman Trucking's request to increase their trash pickup fee, for service at McCarthy Village was reviewed. The Director pointed out that the request was a result of escalating land costs passed on by the Town of Acton. Barbara Yates moved that the Authority grant the \$30.00 increase. Ms. Yates requested that the Board Notes state that the increase was granted because Minuteman Trucking's original bid was considerably lower than the other firms and that it would cause financial hardship if they were held to the bid. James Sargent seconded the motion and all the Members voted to approve the motion.
- H. The Director informed the Members of the Public Hearing held on Briarbrook's Condominium Conversion. The Board reviewed the Director's letter sent to the town in which she stated that the Authority had begun negotiating the purchase of five units from the Developer.
- I. The Authority purchased one condominium unit at 187 Great Road on June 5, 1987.
- J. EOCD has authorized the Authority to proceed with purchasing 3 Units at 48 Great Road. The date to pass papers will be set once the Developer has submitted all the material the Authority's Legal Counsel has requested.

- K. The Director informed the Board that she has had a discussion with EOCD that there is a possibility of additional monies for Condominium acquisition over and above the 705-3 Grant.
- L. The Board reviewed with the Director the status of a handicapped tenant living at Sachem Way. The Authority has medical documentation verifying the need for the dog.
- M. Discussion followed regarding the letter sent by a family living at McCarthy Village which feels that discrimination has become an issue.
- N. NAHRO's news alert regarding the discrepancies of the Executive Director's Salary and the Maintenance Personnel she/he supervises was noted. The House Bill if passed would insure that the Executive Director's salary would be higher than that of someone she/he supervised. The Board's sense was that they could not lend their support to the Bill as it would only perpetuate the financial burden for the State.
- O. Chapter 707's Annual Contract has been amended showing a reduction in the number of Certificate from 38 to 37. The one certificate will now be funded under a separate contract for eligible Department of Public Welfare Clients.
- P. The Authority's ACC for the 70 Certificates under the Section 8 Program has been renewed until 1990.
- Q. Yankee Village's Annual Meeting will be held 6/14/87 at 4 P.M. at 1 Townhouse Lane.
- R. MMDT's interest rates for May was 6.027

7. Old Business

A. Rose Stone

The Executive Director informed the Board that the Court Hearing on the Appeal brought by the Trustees of Parker Village against the Developers has been continued until August 17th.

B. 27 Concord Road

Discussion followed the rehab. work at 27 Concord Road. The Director stated she was pleased with the progress. James Sargent moved that the Board approve Change Order #1 for the amount of \$13,839 and the request of thirty (30) additional days for the following items:

1-1	Apply 1/2" CDX sheathing to two roofs	\$2,760
1-2	Replace exterior steps and concrete foundation at door 210.	\$2,334
1-3	Rebuild 105 sf. ceiling in #110	247

1-4	Remove wet, and moldy insulation under rooms 102, 103, 105, & 107	50
1-5	Move wall between #205 and #203 to accomodate ductwork	282
1-6	Remove storm damaged tree	179
1-7	Underpin existing field stone walls in lower level, pour continuous footing and pour 4' concrete reinforcing along one wall as per detail	4,372
1-8	Remove subfloor in #111 and sister joists, install new 3/4' T&G plywood, glued and nailed	1,445
1-9	Sister roof joists over Bath 211 and resheath roof (increase pitch)	968
1-10	Build new wing wall to carry ceiling of #111 (Unit price 50 1 ft @\$1/ 1ft)	50
1-11	Reroute waste plumbing in basement and replace waste plumbing in poor condition	\$ 13,839

Joseph Mercuri seconded the motion and the Chairman called for the Roll Call vote

Ayes

Nayes

Marlin Murdock
Jean Schoch
Joseph Mercurio
James Sargent
Barbara Yates

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c. The Remedial Repairs of Windsor Green is proceeding well. The painters are washing the exterior buildings and priming the exposed wood.

d. The Director reviewed with the Board the current status of McCarthy Village.

Barbara Yates moved that the Acton Housing Authority forward payment to Hughes & MacCarthy of \$6363 for Basic Services Rendered. James Sargent seconded the motion and the Chairman called for a Roll Call Vote.

Ayes

Nayes

Marlin Murdock
Jean Schoch
Joseph Mercurio
James Sargent
Barbara Yates

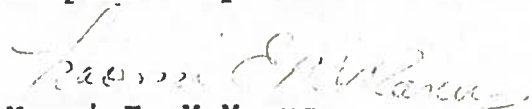
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E. The Board discussed the Special Town Meeting of June 10th. Marlin Murdock and Betty McManus will be present to state the Authority's support for Article 5-(overlay zoning for South Acton) and Article 6 (Great Hill Crossing)

8. Regular Meeting adjourned at 10:30 P.M.

9. Next Regular Meeting will be held June 22, 1987. at 7:00 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director