

Acton Housing Authority

Minutes of the Regular Meeting, 14 September, 1987, 7:30, 68 Windsor Avenue

Attendance: Marlin Murdock, James Sargent, Jean Schoch, Joe Mercurio

Absent: Barbara Yates

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30pm.
2. James Sargent moved that voucher #44 for \$144,499.72 be approved. Jean Schoch seconded the motion and all members approved.
3. Approval of the minutes of the Regular Meeting of August 17, 1987 was deferred.
4. Executive Director's Report
 - A. The Board unanimously agreed to forward Ms. Yates letter to the Trustees of Parker Village.
 - B. Marlin Murdock signed the appraiser's contracts (2) which authorizes Avery Associates and McNeil Associates to appraise the five(5) units the Authority is negotiating for purchase at Briarbrook.
 - C. The Board approved increasing Meadowbrook Condominium Associations Annual Operating Budget. After discussion with the Executive Director the need for the Special Assessment, the Board approved the payment.
 - D. On September 22, 1987 the Selectmen will be asked to sign the Authority's Housing Application for Chapter 705 and 667 funds as well as send a letter of support.
 - E. The Board concurred with the Executive Director that it is more appropriate for the Authority to purchase the single user computer.
 - F. Jean Schoch moved that the Authority's legal counsel's request for Extra Services of \$258.50 be approved. James Sargent seconded the motion and all members approved.
 - G. Gail Hembrough has been hired to fill Ann Hosmer's position of Administrative Assistant.
 - H. The Authority's position of Clerk/Housing Inspector is being advertised.
 - I. Dennis Sweeny has met with the Executive Director to discuss his proposed development in Stow bordering the Acton line.

J. The AHA is being considered by EOCD's Modernization Department for \$201,000 in modernization funding.

5. Old Business

A. Condominium Aquisition

1. Jean Schoch moved that Marlin Murdock be authorized to sign the Purchase and Sale for five(5) condominiums at Briarbrook once approval is granted by EOCD. James Sargent seconded the motion and all members approved.

B. Eliot House

1.

RESOLUTION 20-87

James Sargent 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:

YES

NAYS

Marlin Murdock

James Sargent

Joseph Mercurio

Jean Schoch

-0-

The Chairman thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by James Sargent

and read in full and considered:

That the Acton Housing Authority approve change order #2 in the amount of \$4,870 for the following items

2-1 New gas-fired heater and flue; draft inducer and flue for hot water heater; plus Sub-contractor's overhead and profit (15%).	\$ 2,327
2-2 High efficiency gas-heater in lieu of standard model quoted in 2-1; plus Sub-contractor's overhead and profit (15%).	375
2-3 New 200 amp meter socket; service mast and service entrance cable;	1,450
2-4 Two additional refrigerator circuits in kitchens.	50
2-5 New stairlight and switch in building A	150
2-6 New stairlight and switch in building E	150
2-7 New Ground-fault Interrupt receptical on porch as per code.	85
2-8 Sub-contractor's overhead and profit on above items 2-3 thru 2-7 (15%).	283
TOTAL	\$ 4,870

2.

RESOLUTION 21-87

Jean Schoch moved that the foregoing resolution be read as introduced and read, which motion was seconded by James Sargent and upon roll call the "Ayes" and "Nays" were as follows:

YES

NAYS

-- 0 --

Marlin Murdock

James Sargent

Jean Schoch

Jospeh Mercurio

The Chairman thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by Jean Schoch

and in full and considered:

That the Acton Housing Authority approve change order # 3 in the amount of \$4,917. for the

- 3-1 New door bells (2) at each of two front entries; ring in office area; plus Sub-contractor's overhead and profit (15%). 287
- 3-2 Additional foundation work at front vestibule in accordance with drawings 1, 2, 3 of 3, dated June 3, 1987; see attached; plus Sub-contractor's overhead and profit (15%). 4,630

TOTAL \$ 4,917

3.
JJ.

RESOLUTION 22-87

James Sargent moved that the foregoing resolution be
introduced and read, which motion was seconded by Jean Schoch
and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

- Marlin Murdock
- James Sargent
- Jean Schoch
- Joseph Mercurio

-0-

The Chairman thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by James Sargent

and in full and considered:

That the Acton Housing Authority approve change order # 4 in
the amount of \$ 4,935 for

4-1 Removal of eight existing basement window frames; blocking of four openings and provision of four new window sashes w/ screens and four arcaway wells; (+ 15% O&P)	\$ 1,552
4-2 Replacement of damaged or missing existing water and gas piping; (+ 15% O&P)	1,507
4-3 Installation of drain pan and piping for 2nd floor washing machine; (+ 10% O&P)	382
4-4 Substitution of Solaron #82091 flooring at Rms 101, 102, & 107; (+ 10% O&P)	550
4-5 Installation of 453 L.F. of 3/4" - 1/4" round at floor base; (+ 15% O&P)	499
4-6 Patching of 89 S.F. of wood flooring at \$5/sf unit price.	445
TOTAL	\$ 4,935

4.

JJ.

RESOLUTION 23-87

Jean Scheel moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Jame Sargent and upon roll call the "Ayes" and "Nays" were as follows:

YES

NAYS

-0-

Marlin Murdock
James Sargent
Jean Schoch
Joseph Mercurio

The Chairman thereupon declared said motion carried and said resolution adopted. The following resolution was introduced by Jean Schoch and read in full and considered:

That the Acton Housing Authority approve change order #5 in the amount of \$709 for the installation of 27 feet of new oak handrail at stairway.

JJ.

RESOLUTION 24-87

5.

James Sargent 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

NAYS

- 0 -

Marlin Murdock
James Sargent
Jean Schoch
Joseph Mercurio

The Chairman thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by JAMES SARGENT and read in full and considered:

That the Acton Housing Authority approve change order # 6 in the amount of \$7,794 for the removal of existing exterior stair and walkway and construction of new exterior stair and walkway.

C. On October 27, 1987 at 2:00pm the dedication of Eliot House will be held.

6. New Business

A. Joseph Mercurio moved that the AHA submit an application to EOCD for Chapter 705 and 667 Housing Funds. Jean Schoch seconded the motion and all members approved.

B. SRO Application

32.

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

AYES	NAYS
Jean Schoch	-0-
James Sargent	
Joseph Mercurio	
Marlin Murdock	

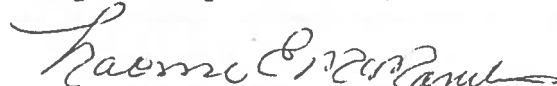
The Chairman thereupon declared said motion carried and said resolution adopted.

That the Acton Housing Authority submit a joint application for the SPO with the Concord Area Office, DHH, that the Board sign a Certificate of Compliance stating that the Authority adheres to EOCD's regulations and that the Acton Housing Authority agrees to affiliate with Concord Area Office for the purpose of housing up to eight (8) mentally handicapped individuals under the 707 SRO Program.

7. The Regular Meeting adjourned at 9:00 pm /

8. The next Regular Meeting is scheduled on October 5, 1987 at 7:30 pm.

Respectfully Submitted,



Naomi E. McManus
Executive Director