



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, April 19, 2000, 4:30 PM at 68 Windsor Avenue, Acton, MA

Attendance: Diane Poulos Harpell, Claire Kostro, Joseph Nagle, Jean Schoch, Dennis Sullivan. Naomi McManus/Acton Housing Authority

- 1). Jean Schoch, Chairman, called the Regular Meeting to order at 4:30 PM.
- 2). Diane Poulos Harpell moved to approve the minutes of the Regular Meeting of March 14, 2000 and March 21, 2000 as amended. Claire Kostro seconded the motion and all members voted in favor.
- 3). Claire Kostro moved to approve Voucher # 186 in the amount of \$398,809.92. Joseph Nagle seconded the motion and all members voted to approve.
- 4). Executive Director's Report
 - A). Board was informed that the State Auditors have begun their Single Audit of the Authority.
 - B). Board Members were reminded that if they wish to attend the Annual NAHRO Meeting at Sea Crest May 21, 22 & 23rd to contact the Executive Director.
 - C). The Board was informed that HUD is requiring all State Housing Authorities to convert their financial to GAP as well as their Federal Housing Programs. The additional cost for converting the Authority's State Housing Programs to HUD's GAP reporting method is \$450.00.
 - D). The Board was informed Great Road Condominiums has Specially Assessed each condo owner \$1200.00 for the cost of the installation of new water lines and for the tie ins into the Acton Water Department system. Additionally due to the increase costs of water, maintenance and operating expenses the monthly condo fees have increase 20% over last year.
 - E). The Board was informed that the Authority will be advertising for public bids to be submitted for the purchase of a new truck.
 - F). Board informed there had been a problem recently with a number of teenagers roaming around the elderly complex at McCarthy Village late at night. The police had been notified and asked to patrol the area more frequently.

4). Old Business

A). The Executive Director recommended again that the Authority submit an application to HUD requesting 25 additional Section 8 Fair Share Vouchers. The Board voted March 14, 2000 to authorize the submission of an application.

B). The Board was reminded that they had voted on March 14th to submit an application to HUD for an additional 25 Section 8 Mainstream Vouchers which will be due July 18, 2000.

C). Board Members authorized the Executive Director to send a letter to HUD requesting that the FSS Coordinator's position continue to be funded for another year.

D). The Board Members agreed upon the following slate of officers from April 2000 to April 2001:

Chairman: Jean Schoch
 Vice Chairman: Diane Poulos Harpell
 Secretary: Joseph Nagle
 Treasurer: Claire Kostro
 Member: Dennis Sullivan

5). New Business

A). Joseph Nagle moved to approve a one time budget exception of a \$100 per unit allowed by DHCD to upgrade the common areas of the Authority's developments. Claire Kosto seconded the motion and all members voted in favor.

B). Board was informed that the Authority was awarded monies for the painting of the exterior buildings at McCarthy Village.

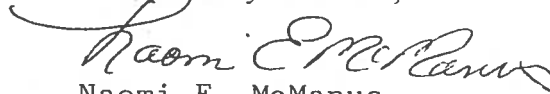
C). The Authority has begun advertising the position of a maintenance mechanic/laborer which will be vacant as of June 15, 2000 due to Charles Landry's retirement.

D). Diane Poulos Harpell moved to authorize that the Executive Director continue to be the Authority's Contracting Officer for all State Contracts. Joseph Nagle seconded the motion and all members approved.

E). Based on the recommendation of the Executive Director, Diane Poulos Harpell moved that the Payment Standard for the Housing Choice Voucher be set at 110% of the HUD published fair market rent. Joseph Nagle seconded the motion and all members voted in favor.

6). Regular Meeting adjourned at 6:00 PM. The next Regular Meeting was scheduled for May 15, 2000.

Respectfully submitted,



Naomi E. McManus

Executive Director