



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, May 6, 1996, 7:30 pm at 68 Windsor Avenue, Acton, MA.

Attendance: Diane Poulos-Harpell, John Noun, Jean Schoch, Wanda Sharpe. Naomi McManus/Acton Housing Authority.

Absent: Tom Dill

- 1). Jean Schoch, Vice Chairman, called the Regular Meeting to order at 7:30 pm.
- 2). John Noun moved that Voucher#139 in the amount of \$136,797.75 be approved. Wanda Sharpe seconded the motion and all the members voted to approve.
- 3). Fran Souza, AHA's FSS Coordinator, updated the Board regarding the progress of the Family Self Sufficiency Program.
- 4). Wanda Sharpe moved that the Minutes of the Regular Meeting of April 16, 1996 be approved. Diane Poulos-Harpell seconded the motion and all members voted to approve.
- 5). Executive Director's Report
 - A). Bids for an annual service contract of AHA's two (2) generators are being solicited.
 - B). Board was informed that the AHA has submitted an application to the Children's Trust Fund in the amount of \$2500 to run two Parenting groups next year.
 - C). Discussion followed regarding the final plans for Barbara Yates retirement party.
 - D). The Executive Director updated the Board on the progress of the court eviction of one of the AHA's family tenants.
 - E). HUD has verbally notified the AHA that they will be conducting a field audit of the Authority's Section 8 Program this summer.
 - F). The State Auditors have informed the Authority that they will be conducting their annual financial audit of the Authority in early September.
 - G). Board was informed that combustible items were being stored at Eliot House near the gas furnace by the clients and DMH Vendor. The Executive Director has informed the Vendor that the items are to be moved immediately.

H). The ongoing problems a tenant living in one of the Authority's condo units at Yankee Village were noted. The current problem discussed is unsupervised teenagers hanging around during the daytime.

I). The Executive Director has been informed by the management firm of Meadowbrook that the septic system has failed and needs to be replaced. At this time the total cost per unit has not been determined.

J). Colonial Pines Special Assessment of \$52.33 each month for the next two years was noted. The assessment is the result of emergency improvements that had to be done immediately.

K). Executive Director is still pursuing the gas conversion of Windsor Green.

L). NAHRO's Annual meeting at Sea Crest was noted.

M). Discussion of Strategies for Crisis was tabled until the next Regular Meeting of the Board.

N). April's MMDT interest rate was 5.11%.

O). The Executive Director has asked Boston Gas to conduct a Service check of all the Authority's gas boilers and gas hot water heaters. The expense will be \$30.00 per unit.

P). The Board was informed of the second First time homebuyers house being offered by the Acton Community Housing Corporation.

Q). Discussion followed regarding the large sink hole at McCarthy Village. The Executive Director has consulted with the Town Highway Director and EOCD. Due to the emergency nature of the problem she has instructed ABC Septic to investigate the cause.

6). New Business

A). The Executive Director recommended that the Board vote to adopt EOCD's new income limits effective April 1, 1996. John Noun moved that the Board adopt the following income limits. Diane Poulos-Harpell seconded the motion and all members voted to approve.

NET INCOME LIMITS BY HOUSEHOLD SIZE FOR DETERMINING ADMISSION TO STATE-AIDED HOUSING PROGRAMS EFFECTIVE APRIL 1, 1996

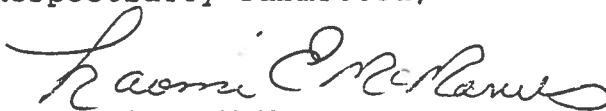
PMSA	Number of Persons in the Household							
	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT OR MORE
Boston	23296	26624	29952	33280	35360	37440	39520	41600

B). The Executive Director recommended that the Board renew Henry Dane's Legal Contract for one year. Wanda Sharpe moved that the Board authorize the renewal of Henry Dane's Legal Contract. Diane Poulos-Harpell seconded the motion and all members voted to approve.

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

8). The next Regular Meeting was tentatively scheduled for May 20, 1996.

Respectfully submitted,



Naomi E. McManus
Executive Director