



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 24 July 1989, 7:30 p.m., at 68 Windsor Avenue, Acton, MA.

Attendance: Marlin Murdock, Joseph Mercurio, Barbara Willson, Barbara Yates. Betty McManus, Ann Hosmer, Gail Hembrough/Acton Housing Authority.

Absent: Jean Schoch.

1. Marlin Murdock called the Regular Meeting to order at 7:30pm.
2. The Board met with Pam Bartlett of the Planning Council to discuss the Authority's input to the draft summary of issues and goals for Acton's Master Plan. The consensus of all members of the authority was that the housing issues of the town were not properly addressed and that additional factual information should be incorporated in the final report to the Selectmen in September's meeting.
3. Barbara Yates moved that the Minutes of the Regular Meeting of 10 July 1989 be approved. Joseph Mercurio seconded the motion and all members approved.
4. Approval of Voucher #69 was deferred.
5. Executive Director's Report
 - A. Review of Maintenance Inspection of 27 Concord Road (Eliot House).
 - B. Discussion followed regarding Charles Landry's attending a Preventive Maintenance Seminar conducted by EOCD. The Board would like to have Mr. Landry attend.
 - C. Board informed of National Action for Housing Conference to be held in Washington, DC on October 7, 1989.
 - D. The Board reviewed the update notice regarding the Single Parents Group. The E.D. was instructed to thank Ms. Atamian on behalf of the Board for her personal contributions toward the success of the program.
 - E. Board reviewed Mr. Agule's letter of 7/12/89 regarding the status of the Rose Stone Project.
 - F. The Executive Director has been asked by Citizen's Housing and Planning Associates, Inc. to be a participant in a Planning Conference for developing residences for the mentally ill.
 - G. Discussion followed regarding Local Housing Authority's

access to court records when questioning tenant eligibility status. E OCD's legal department has requested LHA to document cases in which if the criminal record were available, problems would not have occurred after eligible applicants were housed.

- H. The final report for the Strategic Planning Grant for the Town of Acton is available for Board review. The Director will make copies to pass out to the members.
- I. Discussion followed regarding MacGray Company's (laundry machine vendor for Windsor Green) notice to increase rates effective September 1st. Board instructed the E.D. to have the Authority's Legal Council review the contract and to survey other Housing Authority's on cost as well as cost of laundromats.

6. Old Business

A. McCarthy Village

An update on the status of McCarthy Village was provided by the E.D. The regrading of the site will be completed within the next two weeks. The Director has met with E OCD's staff and they have verbally stated that the Authority is not authorized to pay Hughes & McCarthy for extra services during the first year of occupancy. It is the opinion of E OCD's staff that the degree of problems experienced during the initial year of occupancy was due to deficient design and construction administration. The Authority will formally be notified in writing by E OCD within the next two weeks.

Barbara Yates moved and Barbara Willson seconded the motion that the Board approve Hughes & McCarthy's request for extra fees for services invoice of \$3091.50. The Director reminded the Board that this extra service had been approved by E OCD. All members voted to approve the motion.

Joseph Mercurio moved and Barbara Yates seconded that the E.D. authorize Change Order #21 for the site regrading in the amount of \$20,542.00. All members voted to approve the motion.

- 7. The Regular Meeting adjourned at 9:30 p.m.
- 8. The next Regular Meeting is scheduled for August 14, 1989 at 7:30 p.m.

Respectfully submitted,



Naomi E. McManus
Executive Director