



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 2 October 1989, 7:30p.m., 68 Windsor Avenue.

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

Absent: Barbara Yates.

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 18 September 1989 be approved. Barbara Willson seconded the motion and all Members voted in favor.
3. Barbara Willson moved that Voucher #71 in the amount of \$93,380.73 be approved. Joseph Mercurio seconded the motion and all members voted to approve.
4. Executive Director's Report

A. A discussion regarding Charles Landry's Worker's Compensation Insurance claim was held. The Board was informed that the Executive Director had thought that the Authority had completed all the necessary reports. One form was not filed when Mr. Landry lost actual time from work due to surgery. The Authority has now filed the form but may incur a \$100 penalty for not filing the form after five days loss of work. The Authority has paid Mr. Landry for the three weeks he was out of work for surgery. Once worker's compensation settles the claim Mr. Landry will reimburse the Authority \$814.91 and be reinstated the sick time he was charged by the Authority.

- B. EOCD has requested that the Executive Director become a task force member to review 705 family housing guidelines.
- C. Chapa has asked the Executive Director to be a panelist at the conference being held at Holy Cross on Developing and Managing Community Based DMH Residences to be held on October 24, 1989.
- D. EOCD's memo regarding Guidelines for LHA Community Room Space was noted. The Executive Director will have the Tenants fill out the Community space use form when a special event is going to be held.

- E. The Board was updated on House Bill #5302 regarding LHA access to CORI Information when determining the eligibility of applicants.
- F. EOCD's approval letter of the AHA's Management Checklist was noted.
- G. A discussion followed regarding the need of the Acton Housing Authority's Board to formulate a policy for Employees conduct, Marlin Murdock stated that the current regulation of Public Officials and Employees dated September 27, 1977 specifically addressed the conduct of employees. Marlin offered to forward a copy of his employer's policy for the Executive Director to draw upon should she want to draft a more rigid policy for the Board's consideration.
- H. A discussion following regarding the expense incurred by a prospective landlord for Lead Paint testing of \$125. Originally the owner agreed to have the unit tested for the tenant believing that the tenant would be signing the lease. When the Executive Director explained to the tenant the potential problems and the "fish bowl" effect the tenant would feel with the trustees of the Condo the lease was not executed. The Director recommended that the Authority reimburse the owner the \$125 for the test. The Board concurred with the recommendation based on the good faith effort of the landlord.

5. Old Business

- A. RoseStone - The Board reviewed Mr. Agule's letter regarding the current status of financing to complete the RoseStone development.
- B. McCarthy Village
 - 1. Joseph Mercurio moved that the Board approve the contract for Landscaping Services to be done by Landscape Garden Services in the amount of \$4387, the low bidder on the job. The motion was seconded by Jean Schoch and all Members voted in favor.
 - 2. Jean Schoch moved that the Board approve the expenditure of \$1600, from the Planning and Development Fund, for the planting of eight (8) Maple trees throughout the McCarthy Village site. Joseph Mercurio seconded the motion and all Members voted in favor.
 - 3. The installation of the new zone valves and the venting of the boiler rooms will be scheduled within the month.

C. Windsor Green - Perkins Engineering's recommendations for the repair of the pumps to the septic system have been submitted to EOCD for their input. The Executive Director will make EOCD's comments available to the Board.

6. New Business

- A. A discussion followed regarding the AHA Board's willingness to vote to approve the amendment to Acton's ACC Section 8 Program. Joseph Mercurio moved that the Acton Housing Authority sign the Section 8 ACC as outlined by HUD. Jean Schoch seconded the motion and all Members voted in favor.
 - B. The Board discussed the need to vote on EOCD's suggested preference priority for the Section 8 Program in Acton. It was the sense of the Board Members to further review EOCD's request before taking a Board Vote.
 - C. A discussion followed regarding the Executive Director's recommendation to apply for additional Chapter 707 Certificates. The Board deferred the vote until further information was available and all Members were present.
 - D. A lengthy discussion followed regarding the Board's vote to comply with EOCD's new 707 Tenant selection policy. Joseph Mercurio moved that the AHA vote to comply with the new 707 Tenant Selection 760 CMR regulations. Jean Schoch seconded the motion. The Chairman called for a roll call vote. Two Board Members abstained and two Board Members voted in favor. The Board decided to defer the vote and to discuss the issue at the next Board Meeting.
7. The Regular Meeting adjourned at 9:30 p.m.
8. The next Regular Meeting will be held on October 16, 1989 at 7:30 p.m. at 68 Windsor Avenue.

Respectfully submitted,



Naomi E. McManus
Executive Director