

ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 7:00 P.M., 21 May 1981, 68 Windsor Avenue

Attendance: Paul Der Ananian, Joseph Mercurio, Ralph Peek, James Sargent  
 Betty McManus, Barbara Yates/ Acton Housing Authority  
 Ann Anderson, Mildred Brady, Cathie Maslanka/Citizens Advisory  
 Committee  
 Mary Reed, Jean Schoch/League of Women Voters

Absent: Marlin Murdock/Acton Housing Authority  
 Dave Deloury, Peggy Hartman, Whit Mowry, Ruth Stearns/Citizens  
 Advisory Committee

1. Citizens Advisory Committee

- A. Jim Sargent updated the Committee on negotiations with the owner on the sale of property located on Strawberry Hill. Deep test pits will be done May 27, 1981.
- B. Executive Director informed the Board of the three appraisal proposals received. A motion to accept the two lowest appraisers was made and accepted. The Director will contact EOCD and the appraisers. The Executive Director added that the Architect is arranging to have the land surveyed by Acton Survey.
- C. Citizens attending the meeting requested information on Chapter 705. The Chairman stated that under the Acts of 1966, later clarified in the Acts of 1969 - MGL 121B, Section 34, the authorization could be found enabling the Authority to receive the grant for 705 and 667.

2. Minutes of Regular Meeting, 4 May 1981, were accepted with the following corrections: 1. Correct 5c(2) on page 98 from "sue" to "use"; 2. The minutes should reflect that Reverend Cummings commended the Authority in their attempt to meet the needs of housing for all low income citizens of Acton.

3. Executive Director's Report

- A. On May 28, 1981 there will be an Open House at the Concord Housing Authority. The Board has been invited to view the Peter Bulkley Congregate Housing.
- B. A letter was sent to Ken DiNisco requesting authorization to implement Greeno's proposal regarding bushes, trees, loam, and wood chips. After reviewing the proposal, the Architect will advise the Authority of his decision.

- C. Bids for extermination services were reviewed and a motion was made and accepted to hire Bain Pest Control for preventive maintenance of insects at Windsor Green.
- D. A report on the Annual NAHRO Conference was given. The Director informed the Board that the theme throughout the Conference was one of austerity. It was noted on the last day of the Conference that EOCD and NAHRO have not come to terms on the administration of Section 8 Mobile Certificates which are currently under the jurisdiction of EOCD.
- E. A discussion of the new condo-conversion law followed with the Board Members agreeing to review independently the proposed regulations for implementation of the newly passed law.
- F. The Board voted to approve the job description of the Assistant to the Executive Director.
- G. The Board reviewed the Quarterly Budget as prepared by the Accountant.
- H. The Director requested that the Board vote to approve the Section 8 HUD ACC increasing scattered site subsidized housing administered by the Authority from 40 to 50 units. A motion was made by Joe Mercurio and seconded by Ralph Peek to approve ACC# B1223. Chairman appointed Ralph Peek as Acting Secretary for the purpose of attesting and applying the official seal to the Section 8 Contract.
- I. Board was informed that a resident at the complex hit the Windsor Green sign. The resident's insurance company and the designer of the sign have been contacted and a report will be made at the next meeting.
- J. Board was informed of the award given by Byron Matthews, Secretary of the Executive Office of Communities and Development, for the design of Windsor Green. On May 25 at 1:00 P.M. Mr. Matthews, Ken DiNisco, and members of the Housing Authority will be present at Windsor Green for presentation of the award. State and local officials and members of the press have been invited.
- K. The Boxboro Selectmen have requested the Executive Director and the Board to meet to discuss the administration of the Section 8 and 707 DCA Rental Assistance Programs in their town.
- L. The Board was informed that Mr. and Mrs. Boothby have sprayed and banded the trees in the complex to prevent foliage damage by gypsy moths.

M. An update report on the final stage of development of Windsor Green was given. There are a dozen areas still remaining that need to be addressed by the construction company before final payment can be given.

4. Old Business

- A. Board was given the Executive Director's evaluations of the staff. A vote was made by Joe and seconded by Ralph to increase the Maintenance Mechanic/Laborer to the approved salary level as stated in the 1981 budget.
- B. The Director updated the Board on the progress of the formal naming of the Community Building July 11, 1981.

5. New Business

- A. The Chairman reported to the Board on the possibility of Chapter 121B Planning Funds to be utilized along with the grant received by the Planning Board for South Acton. A motion was made and accepted to authorize the Chairman to apply for the Planning Funds.
- B. A discussion of House Bill #28 followed. The Executive Director encouraged the Board to study each section and contact their legislators with recommendations.

6. Motion made to adjourn at 10:31 P.M.

7. The next Regular Meeting will be Wednesday, 3 June 1981, 7:00 P.M. at 68 Windsor Avenue.

Respectfully submitted,



Naomi E. McManus  
Executive Director