

Acton Housing Authority

Minutes of Regular Meeting, 9 January 1984, 7:30 PM, 68 Windsor Avenue

Attendance: James Sargent, Marlin Murdock, Leah Nazarian, Joseph Mercurio
Barbara Yates. Betty McManus, Anne Puzella, Ann Hosmer/
Acton Housing Authority. Al Aydelott/Architect, Hughes &
MacCarthy. Jean Schoch/ League of Women Voters.

1. Marlin Murdock, Chairman, called the meeting to order at 7:30 PM.
2. Minutes of Executive Session, 22 November 1983 were approved.
3. Minutes of Regular Meeting, 5 December 1983 were approved.
4. Minutes of Executive Session, 5 December 1983 were approved.
5. Al Aydelott of Hughes & MacCarthy related his telephone conversation of 6 January 1984 with Kathryn Kasch of EOCD. Ms. Kasch directed Mr. Aydelott to proceed with schematics for the proposed complex at the Great Road site. EOCD would like the completed schematics for their review on or before 20 February 1984. The Board discussed the filing process for the Comprehensive Permit and directed the Executive Director to contact the Secretary of the Board of Appeals for clarification.
6. The Executive Director reviewed with the Board the following items to be finalized before the Authority can exercise the Option to Purchase the McCarthy Property.
 - A. The Authority and North Acton Treatment Corporation (NATCO) have signed the three party agreement. Blackstone has yet to sign, but has assured the Authority once the utility easement is finalized they intend to sign.
 - B. Draw up formal agreement of 10 ft. easement to run along side the 20 ft. right away. The owner has assured the Executive Director once his engineer reviews the final plans he intends to sign.
 - C. Obtain authorizations from the Board of Health and State to allow the Authority to tie into the sewage treatment plant (NATCO).
 - D. Conservation Commission's agreement with wet land report as submitted by Joseph Moore Engineering Company.
 - E. Title search of the property to ascertain that the title is clear.

- F. Filing and obtaining the Comprehensive permit.
 - G. The Executive Director will schedule a meeting with the Fire Department, the Authority and the Architect to discuss the proposed roadway and turn around.
7. A time schedule was discussed with the Board by the Architect. The Board requested Al Aydelott to attend a Special Meeting with the Authority and the Citizens Advisory Committee members to review preliminary sketches and unit drawings on 16 January 1984. The Executive Director will contact all Advisory Committee members and request they attend the meeting.
8. Executive Director's Report
- A. Yankee Village's 1984 Operating Budget was discussed with the Board. There will be an owners meeting on 1/24/84 to discuss the increase. Leah Nazarian and the Director will represent the Authority at the meeting.
 - B. The Authority is awaiting electrical bids for contract work on the installation of two Circular fans, additional heating in card room of the Community Building, and installation of a outside light on the walkway between the office and Community Building.
 - C. EOCD has awarded the Authority \$600.00 to be used for energy conservation of the complex. The Director informed the Members that doorsweeps and weatherstripping of all entry apartment doors will be done during the winter months.
 - D. Howard Gordon's letter stating that he is now a Certified Public Accountant was discussed.
 - E. The unaudited accounting report for period ending 11/30/83 was made available to the Board Members.
 - F. EOCD has authorized the Authority to use the reserve funds for the cost to install two ceiling fans, an additional heating unit for the Community Room, the purchase of 50 Omni water savers for bathroom sinks and to have installation blown in the hallways if the halls are not already insulated.
 - G. The Director is awaiting EOCD's authorization to increase the FMR's for the 707 Rental Assistance Program.
 - H. 667 and 705's 1984 Operating Budgets have been approved by EOCD.
 - I. Section 8 Existing Rental Assistance Program has been granted a 10% increase over the FMR for Acton.
 - J. Newsletter from Minuteman Home Care Corporation was made available to the Board.

- K. The new Condo-Conversion Law passed by the Mass Legislators was made available for Member's review.
 - L. Mass Municipal Depository Trust is currently paying 9.03% while the Money Now Accounts at the Middlesex Bank are paying 10.75%.
 - M. Agawam Housing Authority is holding a Competition for Design for Housing of Families and Elderly.
 - N. The two (2) Tork Time Clocks appear to be lost in the mail. The Post Office has put a tracer on them.
 - O. Board discussed repair of an inoperable dishwasher in one of the Condo units owned by the Authority. As this may be establishing a precedent, the Director will contact EOCD for their policy of repairing what may be classified as a luxury item.
9. EOCD has authorized five (5) additional 707 Certificates to the Authority.
 10. Marlin Murdock, Chairman, appointed Leah Nazarian as Vice Chairman, Joseph Mercurio as Secretary, James Sargent as Treasurer and Barbara Yates as Member. These appointments will continue until the next Annual Meeting of the Authority.
 11. For check signing, the Chairman requested that Joseph Mercurio, James Sargent and Barbara Yates be the signers. Two of these Members will always sign every check written by the Authority.
 12. Board reviewed the application for 202 Elderly/Handicapped funding. It was the sense of the Members not to pursue the application.
 13. Marlin Murdock will speak to the Council on Aging 1/12/84 updating the members on the status of the proposed Family/Elderly housing which will be located on Route 2A, Acton.
 14. Leah Nazarian moved that the Authority submit a 1984 Section 8 Application for 10 one bedroom, 20 two bedroom and 5 three bedroom. Joseph Mercurio seconded the motion and all Members voted in favor.
 15. Board requested the Director to ask Father Walsh of St. Elizabeth's Church if he would be interested in serving on the Citizen's Advisory Committee for the new complex.
 16. At 9:55 PM, Leah Nazarian moved that the Board move into Executive Session for the purpose of discussing tenant issues. Joseph Mercurio seconded the motion. Marlin Murdock, Chairman, called for a Roll Call Vote:

Ayes

Joseph Mercurio
 James Sargent
 Leah Nazarian
 Marlin Murdock
 Barbara Yates

Nayes

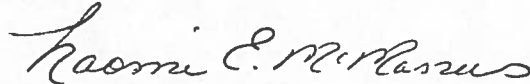
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The Chairman announced that the Regular Meeting would not reconvene after the Executive Session.

17. Regular Meeting adjourned at 10:00 PM.

18. The next Regular Meeting will be held on January 23, 1984 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director