

## ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 3 October 1983, 68 Windsor Avenue, 7:30PM.

Attendance: Joseph Mercurio, Ralph Peek, James Sargent, Marlin Murdock,  
Betty McManus, Anne Puzella/Acton Housing Authority

Absent: Marianne Maguire

1. Ralph Peek, Chairman, called the Regular Meeting to order at 7:50 PM.
2. Minutes of September 7, 1983, Executive Session Meeting were approved.
3. Minutes of September 19, 1983, Regular Meeting were approved.
4. Minutes of September 19, 1983, Executive Session Meeting were approved.
5. Minutes of September 28, 1983, Special Meeting were approved.
6. Minutes of September 28, 1983, Executive Session Meeting were approved with correction of date from September 26 to read September 28, 1983.
7. James Sargent motioned that the Board move into Executive Session for the purpose of discussing land acquisition. Joseph Mercurio seconded the motion. Ralph Peek, Chairman, announced that the Regular Meeting would reconvene after the Executive Session. The Chairman called for a Roll Call vote:

AYES

NAYES

Joseph Mercurio  
Ralph Peek  
Jim Sargent  
Marlin Murdock

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Absent: Marianne Maguire

8. Executive Director's Report
  - A. Board was informed that a Landlord, in Boxboro, has notified the Authority that an Elderly Section 8 family, which had vacated his condominium unit, has caused considerable damage. He claims this is a result of using chemical spray to kill insects. The Executive Director has inspected the unit and will be reporting on further developments in the future.
  - B. The Director has been able to persuade the management of a complex in Boxboro to table their request to evict an elderly tenant for

for two months. This additional time would allow the Authority to solve the problems management is experiencing with this tenant.

- C. Board was informed that the Executive Director has written to the Building Commissioner for his opinion of a water bed in a condominium unit owned by the Authority at Yankee Village. He will be evaluating the weight of the bed in relation to the structure of the building.
- D. The water damage to the ceiling in one of the Authority's Condominium units at Parker Village will be repaired by the unit owner responsible for the problem.
- E. Executive Director has requested the Trustees at Colonial Pines to look at adding locked mail boxes. There have been several incidents of the mail being lost or stolen.
- F. Board was informed of a tenant's request to be allowed the use of a waterbed in one of the Authority's condominium units if she purchased Liability Insurance to cover any damage that might occur because of the bed. The Executive Director has contacted the Authority's Legal Counsel for his opinion. He has stated that there are two issues that the Board should consider:
  - #1. The Authority has a written statement, by the Building Inspector, that "based on the information submitted on the bed, the floor system cannot carry the weight".
  - #2. If there was damage to the structure, as a result of the waterbed, the Authority would be put in a position of collecting damages when it had already been informed that the structure could not support the weight. He felt that this position would be difficult to defend.

Ms. Kasch, the Family Housing Coordinator for EOCD, was informed of the situation and stated the Authority must base its decision on what Legal Counsel has advised. The Board instructed the Executive Director to notify the tenant that the waterbed Liability Insurance was not an acceptable option. The Board further instructed the Director to notify the tenant that, if she had a qualified structural engineer evaluate the matter and he found that the structure could sustain the weight there, the Authority would authorize the waterbed to be used. If the tenant did not choose this option and it was still determined that the waterbed would cause structural damages, the Board wanted assurances from the tenant that she would not use the bed. If these assurances were not obtained, the Board did not want to renew the lease.

- G. YankeeVillage Condominium Owner's Meeting to be held at Windsor Green on 10-5-83 at 7:30 PM..
  - H. An Acton Boy Scout has chosen Windsor Green for his Community Project in attaining his Eagle Award. He will make and post traffic/safety signs throughout the complex in the hopes of reminding visitors/residents to be safety conscious.
  - I. Senator Atkins' letter, acknowledging the Authority's concerns on Condominium Conversion, was reviewed.
  - J. EOC'D's request of LHA's to join their Section 8 Mobility Program was discussed. The Authority currently belongs to the Section 8 Administrators Program; therefore, it would be a duplication of programs.
  - K. Board informed of proposed FMR's which are to become effective October 31, 1983.
9. New Business
- A. Ms. Maguire's letter of resignation as a Board Member of the Acton Housing Authority was noted. Marlin Murdock suggested that the Board begin considering a person to replace Ms. Maguire. This person should be an advocate of subsidized housing for both the elderly and families in need.
  - B. Marlin Murdock moved that the Executive Director be authorized to respond to the recently published Request for Proposals for Chapter 707. The application request will be for fifteen (15) units of Scattered Site based on the needs as evident by the current Waiting List. Joe Mercurio seconded the motion and all Members voted in favor.
  - C. Joe Mercurio, Ralph Peek, Jim Sargent and the Executive Director will attend Senator Atkins' Breakfast for LHA's on 10-11-83.
  - D. Marlin Murdock moved that the Board accept the Addendum to the Accounting Contract which states a name change of Marotta/Gordon to Marotta only. All other parts of the contract will remain the same. Jim Sargent seconded the motion and all Members voted in favor of the motion.
  - E. Marlin Murdock moved that the Executive Director submit Budget Revision #1 of the 705-2 Program to EOC'D for their approval. Joe Mercurio seconded the motion and all were in favor. Chairman appointed Joe Mercurio Secretary, Pro-tem.
  - F. Marlin Murdock moved that the Executive Director send payment of \$4800 to Hughes & MacCarthy for work completed on the survey of the McCarthy Land. Joe Mercurio seconded the motion and all voted in favor.

## 10. Old Business

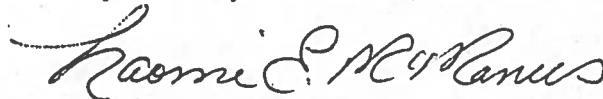
- A. Joe Mercurio moved that the Special Assessment of \$214.54 per unit on the four Condo units owned by the Authority at Parker Village be paid once EOCB authorizes the payment. This Special Assessment is to pay for current bills owed due to the inadequate operating budget for the past two years. Marlin Murdock seconded the motion and all Members voted in favor.
- B. Marlin Murdock moved that the Chairman and the Executive Director extend the Option to Purchase on the McCarthy Property if authorized by EOCB. Joe Mercurio seconded the motion and all Members voted in favor.
- C. Marlin Murdock moved that the following statement expressing the sentiment of the Board be inserted into the Minutes of 10/3/83 's Regular Meeting of this Authority.

1. Given the history and current status of our attempts to construct subsidized housing on the Great Road site, it is the strong sentiment of the Acton Housing Authority's Board that the potential of private/public partnership approach to this development effort is an approach that we actively support and that, although, we as a Public Housing Authority have an approval process ( i.e. Comprehensive Permit) that is less regulated, it is not the intent of this Board, in order to effect this partnership and the eventual construction of this property to in any way compromise or circumvent this approval process or the decision making of any governmental agency, it's members or it's staff.

Jim Sargent seconded the motion and all Members voted in favor.

11. Regular Meeting adjourned at 11:20 PM..
12. Next Regular Meeting is scheduled for 17 October 1983, at 7:30 PM..

Respectfully submitted,



Naomi E. McManus  
Executive Director