



ACTON HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING, OCTOBER 21, 1991, 7:30PM, 68 WINDSOR AVENUE, ACTON, MA.

Attendance: Jean Schoch, Joseph Mercurio, Peter Berry, Barbara Willson. Naomi McManus, Ann Hosmer, Gail Hembrough/Acton Housing Authority.

Absent: Barbara Yates

- 1). Jean Schoch, Vice Chairman, called the Regular Meeting to order at 7:30pm.
- 2). Joseph Mercurio moved that the Minutes from the Regular Meeting of 9/9/91 be approved. Barbara Willson seconded the motion and all members voted to approve.
- 3). Joseph Mercurio moved that the Minutes of the Regular Meeting of 9/25/91 be approved. Barbara Willson seconded the motion and all members voted to approve.
- 4). Peter Berry moved the Voucher # 91 in the amount of \$ 148,723.12 be approved. Barbara Willson seconded the motion and all Members voted to approve.
- 5). Executive Director's Report

A). The Executive Director informed the Board that the outside yard and the interior of the building at Eliot House are not being maintained. She expressed concern regarding the negative image this would have for the Authority in the community at large as well as the immediate neighborhood. The Executive Director discussed the letter she has sent to Dr. Stearns requesting his immediate attention to the problem.

B). Based on the Executive Director's recommendation Joseph Mercurio moved that the E.D. be authorized to reimburse Faith LeBaron for her out of pocket expenses related to developing the Action Plan for AHA's Operation Bootstraps Program.

C). Board was informed that the E.D. will install new padding and carpet in unit 11C once she receives assurances from the Authority's Fee Accountant that there are sufficient monies to cover the expense from the extraordinary maintenance budget. The proposed cost is \$820.00.

D). The gasoline spill from the Mobile Gas Station adjacent to Pillar House I was reviewed again by the Board.

E). The Executive Director informed the Board that she will be taking out an individual membership for CHAPA.

F). The Director reviewed with the Board the Authority's claim to the Federal Disaster Agency for damages incurred as a result of Hurricane Bob.

G). Parker Village's Annual Meeting of October 30, 1991 was noted.

H). NARHO's November 18th & 19th Fall conference for Executive Director's and Board Members was noted.

I). NARHO's newsletter was given to the Board.

J). Board was informed of the Agreement the Executive Director signed with Boston Edison. EOCD approved the agreement.

K). Board informed of AHA's TDD # 1-800-545-1835.

L). Acton Visiting Nurses' letter requesting the Authority to contact their agency whenever an elderly tenant enters the hospital was noted.

M). Executive Director informed the Board that Boston Edison will be re-lamping several lights at Windsor Green in order to reduce the Authority's energy consumption.

N). The Board reviewed the proposed Maintenance/Miscellaneous Charge Policy recommended by the Executive Director. Joseph Mercurio expressed concern regarding the additional financial burden that the adoption of the policy would place on women who are trying to go to school and take care of their families. He felt that the State has taken away many previously funded entitlement programs from these women and therefore the Authority should not add to the burden. The Director explained that the policy was meant to resolve problems when a tenant refused to maintain their units/yards. It was the sense of those present to table any action until the next Regularly scheduled Board Meeting. The Director asked the Members to visit the family units at Sachem keeping in mind that one unit could have a negative effect on all the other units in the area. She pointed out that Doli was approached by a Board Member of the United Way stating he had driven around the area and the duplexes looked like "slums". The Director explained that from time to time she has had difficulty with two families but the rest of the homes were well maintained.

O). The Director informed the Board that in the near future she would present a revised Section 8 Administrative Plan for their review.

P). The Executive Director informed the Board that she spoke to Paul Johnson, EOCD, regarding their failure to provide Landlord subsidy for the 707 SRO Program. After her discussion with Mr. Johnson she borrowed monies from the 689 account to

cover the Landlord payments for August and September. Once EOCD forwards the subsidy monies the 689 monies will be reimbursed.

Q). The Director informed the Board that due to the lack of funding by EOCD she has asked the ACHC to explore innovative ways The Right Of First Refusal Option of the five units at Audubon Hill can be exercised by the Town/Authority. Once the options are investigated the ACHC's financial committee will present their findings and the options to the AHA Board.

#### 4). Old Business

##### A). Rose Stone

The Director reviewed with the Board her latest letter to the Developer regarding his proposed correction of the drainage problems and the ongoing flooding of the Authority's basements at Rose Stone.

B). Barbara Yates' letter informing the Board of the joint meeting of DMH/Eliot/AHA regarding the staffing of Wright's Terrace was reviewed by the Board. Barbara Willson had also been present and added her comments explaining that the Authority had been given all the assurances that there would not be any staffing changes.

C). Joseph Mercurio moved that the proposed HUD Procurement Policy as presented be approved. Peter Berry seconded the motion and all members voted to approve.

D). Board informed that all the required drainage work at McCarthy Village has been completed by Five Oaks.

#### 5). New Business

The Board discussed the proposed zoning changes for accessory apartments being presented by the Planning Board at the Special Town Meeting on October 28, 1991. The Board supported the changes and stated that they felt Barbara Yates as Chairman should speak to the Article.

6). The Regular Meeting adjourned at 9:30 pm.

7). The next Regular meeting was scheduled for November 4, 1991.

Respectfully submitted,

*Laomi C. Williams*