



ACTON HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING, 19 MARCH 1990, 7:30 PM AT 68 WINDSOR AVENUE, ACTON, MA.

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

Guest: Walter Pizzano, Planning Council Member

1. Marlin Murdock, Chairman, Called the Regular Meeting to order at 7:30 pm.
2. Joseph Mercurio moved that the Minutes of the Regular Meeting of February 5, 1990 be approved. Jean Schoch seconded the motion and all members voted to approve.
3. Joseph Mercurio moved that voucher # 76 in the amount of \$284,306.27 be approved. Barbara Willson seconded the motion and all members voted to approve.
4. Walter Pizzano from Acton's Planning Council was welcomed by the Board. Walter discussed the proposed zoning articles that the Planning Council will bring to the Annual Town Meeting in April. He informed the Board that although the Selectmen and the Planning Council were very supportive of the "affordable housing needs in the community" it was felt by all that the Planning Council was not fully prepared to bring this before this Annual Meeting. Walter assured the Board that in the near future the Affordable Component in the Zoning Article will be brought before the Town Meeting.
5. Executive Director's Report
  - A. Board reviewed NAHRO's Legislative Alerts regarding Elderly Access to Elderly Housing and the local administration of State and Federal housing programs when a local housing authority exists in the community. The Board instructed the Director to contact Acton's legislators to voice the Authority's support of the Bills.
  - B. Board reviewed the proposed new regulations for Affirmative Action and the proposed Hearing date of 4/12/90.
  - C. M.M.D.T.'s interest rate of 7.96% for month of February was noted.
  - D. Doli Atamian's quest to enable the Spanish speaking clients of the AHA to network with other Spanish speaking residents was noted. ie. A Spanish Mass at St. Elizabeth's

E. Board reviewed the weekly Maintenance Inspections of Elliott House.

F. Yankee Village Condo's Open Trustees Meeting of 4/11/90 was noted. Jean Schoch offered to attend with the Director.

G. After a discussion by the Board and the Director, Joseph Mercurio moved that the Board authorize the Director to pay a Special Assessment of \$ 400.00 per condo unit at Meadowbrook (2) for repair work on the Septic System. Barbara Yates seconded the motion and all Members voted to approve.

H. Discussion followed regarding some of the daily problems experienced by the families living at McCarthy Village. The Staff will be scheduling an evening social of coffee and dessert with the families within the next few weeks.

I. EOC'D's letter informing the Authority that bonus monies of \$2500.00 could not be paid to the staff but the E.D. could receive a bonus of \$500.00 was reviewed. The E.D. requested that the \$500.00 be distributed to her staff in appreciation for all that they have contributed in the past in working to bring McCarthy Village to completion. She made the following recommendations to the Board for their approval:

Charles Landry	\$200.00
Naomi McManus	\$150.00
Ann Hosmer	\$ 50.00
Gail Hembrough	\$ 50.00
Doli Atamian	\$ 50.00

The Board concurred with the E.D.'s request.

J. Based on the E.D.'s recommendation Barbara Yates moved that the Acton Housing Authority rescind a previous Board vote changing (2) 2 bedroom certificate to (2) 1 bedroom Certificates. Barbara Willson seconded the motion and all members voted to approve.

K. Board was informed that EOC'D has requested that the Authority pay for the accommodations of Bolton and Harvard's Housing Authority for the Annual Seacrest conference in May. The Authority will be reimbursed by EOC'D.

L. The hospitalization of an elderly McCarthy Village resident who is unable to live independently was discussed. The hospital is seeking legal guardianship through the courts.

M. The Board was informed that the State Auditors are presently conducting their Single Audit review of the Authority for the year 1989.

N. The E.D.'s letters of support for the Mental Retardation Clinician Program and the Elderly Resource Team at Eliot were noted.

#### 5. Old Business

##### A. Legal Counsel's Contract

AHA's Legal Counsel's Annual Contract was executed by the Chairman. The Board had previously voted authorization.

##### B. McCarthy Village

Board was informed by the E.D. that John Hughes of Hughes and McCarthy had not pursued further request from AHA for Extra Payment for services rendered since he received a copy of EOCD's letter instructing the Authority to make no further payments.

The restraining of the entire McCarthy Village Complex has been included in the scope of work in the Authority's request for Architectural Services as advertized by the Authority.

C. EOCD's award of (5) 707 additional Certificates was noted by the Board. These Certificates will be issued to the Authority on a Draw Down basis.

##### D. Rosestone

The Developer has assured the E.D. that he anticipates final bank approval on or before April 30th. The approval will allow final completion of the condo complex by the Developer.

##### E. Windsor Green

The bids for a General Contractor to repair the septic system will be opened at 2:00pm 3/22/90.

#### 6. New Business

Marlin Murdock moved that Naomi McManus be the Acton Housing Authority's designee for Procurement Officer. Barbara Yates seconded the motion and all members voted to approve.

7. Adjournment of the Regular Meeting was at 9:45pm.

8. The next Regular Meeting will be held 7:30pm on th 23rd of April.

Respectfully submitted,

*Naomi E. McManus*