

TOWN OF ACTON

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*Barbara Brown
Town Clerk's Office*

ACTON HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING, JUNE 25, 1990, 7:30 PM AT 68 WINDSOR AVENUE

Present: Joseph Mercurio, Barbara Yates, Barbara Willson, Jean Schoch, Betty McManus, Ann Hosmer, Gail Hembrough, Charles Landry/ Acton Housing Authority

Absent: Marlin Murdock

Guest: Rick Eifler/Gauchat Architects Inc.

1. Jean Schoch, Vice Chairman called the meeting to order at 7:30 pm.
2. Joseph Mercurio moved that the Minutes of the Regular Meeting of May 14, 1990 be approved. Barbara Yates seconded the motion and all members voted to approve.
3. Barbara Yates moved that Voucher # 79 in the amount of \$167,742.05 be approved. Joseph Mercurio seconded the motion and all members voted in favor.
4. Executive Director's Report
 - A. Board informed that Bryan Wyatt, Partnership Planner for the ACHC, attended the Annual Meeting of the CHAPA representing the AHA and the ACHC.
 - B. Discussion followed regarding E.D.'s position that the Authority was not negligent when a branch from a tree fell on a tenant's car during a severe storm June 22, 1988. The Town Tree Dept. had been contracted by the E.D. before June 22, 1988 to remove two(2) dead trees and the Authority was waiting for the Town to schedule a time.
 - C. MMDT's interest rate for May 8.0% and June 8.11%
 - D. State Auditor's exit conference for year ending 1989 was discussed. There were no findings noted. A draft report will be sent within the next few weeks.
 - E. MHFA's monthly newsletter was made available to the Board.
 - F. NAHRO's News alert on pending Legislative Bills was noted. A letter will be sent to the area Legislators informing them of the Authority's position.
 - G. The Board was notified that the Director and the Single Parent Coordinator met with the E.D. of Concord Assabet School to discuss developing a Parent Aide Program for the Authority's

Single Parent Clients in crisis.

H. The farewell party for Eliots Crisis Team was noted.

I. EOCED's memo regarding the makeup of a Grievance Panel was noted.

J. The Board was informed that the E.D. met with the last family regarding the mayhem that took place in April at the elderly complex at McCarthy Village. There have been no further incidents since the Director met with the families.

K. HUD's memo regarding Handicapped accessibility was noted.

L. EOCED's Management review conducted on June 12th was discussed. A letter will be sent by the Director stating the corrective actions that have been implemented based on the Review.

5. Old Business

A. Rosestone

The developer anticipates the closing of four units in building 2 by mid-July and that the Authority's Right of First Refusal units should be ready for appraisal late August.

B. Great Hill

Project on hold at this point. There is a Land Court suit being brought by a contractor against the Developer.

C. Barker's Pond

Developer anticipates breaking ground the end of August.

D. North Acton Village

Developer anticipates breaking ground by late August.

E. Windsor Green Repairs

Septic Pump Repair

The Contractor hired has ordered the new lift pumps and anticipates that construction will begin by August 1st.

Increase Office Space

Rick Eifler met with the Board and Staff to discuss the plans for the proposed addition to the office. After a question and answer period Barbara Yates moved that Plan D be approved by the Board. Barbara Willson seconded the motion and all members voted to support the motion.

F. McCarthy Village

Discussion followed regarding the increased soil erosion behind the family units on the right side of Sachem Way. The E.D. will ask EOCB for authorization to request RFPs for regrading work by private contractors.

6. New Business

A. Section 8 Application

The E.D. will present her final recommendations on the Authority's submission of a Section 8 Application at the next Regular Board Meeting.

B. AHA's 5 Year Housing Goals

At the next regular Meeting the Director will present a review of the Authority's current status in meeting the 5 Year Plan.

C. Priority 6 to be given to applicants paying 50% or more for housing

Based on the recommendation of the E.D. Joseph Mercurio moved that applicants paying 50% or more for their rent and utilities be given a priority #6 for State Housing Programs. Barbara Yates seconded the motion and all members voted to approve.

D. Lead Paint Testing Condo units owned by Authority

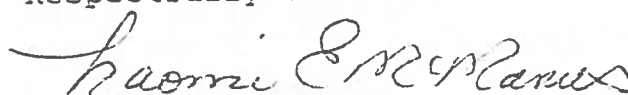
All 24 condo units have been tested for Lead paint and all interiors were found to be free of lead paint. Three complexes, Parker Village, Meadowbrook, and Great Road Apts. exterior doors were found to have some lead paint. The E.D. has notified the trustees of each complex and asked that immediate action be undertaken to have the exterior lead paint removed.

E/. Discussion followed on the Maynard Housing Authority's request to administer a Chapter 707 Certificate in the Boxboro/Acton area. Joseph Mercurio moved that the Acton Housing Authority grant authorization to Maynard. Barbara Willson seconded the motion and all members voted to approve.

7. The Regular Meeting adjourned at 9:30 pm

8. Next Regular Meeting to be scheduled on July 16, 1990 at 7:30 pm.

Respectfully submitted,



Naomi E. McManus