



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 16 January 1989, 7:00pm at 68 Windsor Avenue.

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

Guest: Barbara Willson

- 1.) Marlin Murdock, Chairman, called the Regular Meeting to order at 7:00pm
- 2.) Minutes of the December 5, 1988 Regular Meeting were approved.
- 3.) Minutes of the Regular Meeting of January 9, 1989 were approved.
- 4.) Joseph Mercurio moved that Voucher # 62 in the amount of \$149,948.67 be approved. Jean Schoch seconded the motion and all members approved.
- 5.) Marlin Murdock updated the Board on the Federal Tax Credit Program as it relates to the State's 707 Rental Assistance Program. Mr. Murdock had contacted Brian Delorey of EOCD and discussed the program in depth with him. After a discussion by the Members weighing the pros and cons it was the sense of those members present that the developer be requested to meet again with the Board to discuss the concerns that the Board needed further clarification.
- 6.) Executive Director's Report
  - A. The Board was informed of the problems that the Authority was having in regard to a 707 tenant. The Director will keep the Board informed in the future on the progress of any resolutions.
  - B. Windsor Green has been selected by the State to be as a sample complex in developing a State wide Capital Maintenance Program.
  - C. There will be a follow update of the TORT Claims as it relates to Housing Authorities on February 2, 1989.
  - D. EOCD's memo regarding the State's insurance plan with Mutual Fire was noted.
  - E. Barbara Willson's paper work for her appointment as the State's appointee to the Acton Housing Authority is proceeding. Letter of support have been sent by the State Legislatives and the Selectmen.
  - F. The ZBA's Public Hearing for North Acton Woods Village held on January 9, 1989 was discussed.
  - G. Marlin Murdock will be signing the support letter for the Boxboro's Strategic Planning Grant once the Director has

it written.

- H. The Executive Director will be submitting the Authority's Annual Report to be included in the Town Report.
  - I. Colonial Pines' Annual Condo meeting will be held January 19, 1989.
  - J. The Board reviewed the State's Single Audit report. Jean Schoch expressed concern on the unleased units. The Director stated that there must be an error as the draft copy that she had reviewed did not list the same numbers. The State Auditors will be contacted for further clarification.
  - K. The Section 8 overdraft was discussed. Hud will be requested to reimburse the additional monies. The problem was a result of leasing up more Certificates than the Authority expected in the quarter. The bank did not charge the Authority for the error.
  - L. Barbara Yates briefly updated the Board on the Middlesex Retirement's request for municipalities to consider self funding retirees over the maximum allowed by State legislation. Ms. Yates stated that she would prepare a more in depth account of the request for the next Board Meeting.
  - M. The E.O.C.D. has been meeting with the staff to develop state guidelines for LHA 's who consider condo acquisition.
  - N. EOCD has notified the Authority that there is one Section 8 Certificate administered by their office in Acton.
  - O. The need to purchase a new copier capable of a larger volume of copying was discussed. The E D will contact the Fee Accountant and discuss where the monies would come to cover the expenditure.
  - P. NAHRO's State Legislator's Luncheon will be held on February 1, 1989.
  - Q. Great Hill Village's Ground Breaking Ceremony will be held January 27, 1989. All Board Members are invited.
  - R. A letter will be written to Art Kimber outlining the Authority's intention on how the monies remaining in the accounts will be used for 667-1,667-2 and 705-1.
- 7.) Old Business
- A. The E.O.C.D. recommended that the Authority renew the Fee Accountant's contract for 1989. The contract is for \$870.00 a month. Joseph Mercurio moved that the Chairman be authorized to sign the Contract. Barbara Yates seconded the motion and all members. approved.
- 8.) The Regular Meeting adjourned at 8:45pm.
- 9.) The next Regular Meeting will be held February 6, 1989 at 7:30 pm.

Respectfully submitted,

*Barbara Yates*