

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 10 July 1989, 7:30 pm .  
68 Windsor Avenue, Acton, Ma.

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

Absent: Barbara Yates

- 1). Marlin Murdock called the Regular Meeting to order at 7:30 pm.
- 2). Joseph Mercurio moved that the Minutes of the Regular Meeting of June 5, 1989 be approved. Marlin Murdock seconded the motion and all members approved.
- 3). Joseph Mercurio moved that the Minutes of the Special Meeting of June 21, 1989 be approved. Marlin Murdock seconded the motion and all members approved.
- 4). Barbara Willson moved that voucher # 68 in the amount of \$ 184,769.44 be approved. Joseph Mercurio seconded the motion and all members approved.
- 5). Executive Director's Report
  - A). The Board was informed of the new Regulations adopted by the Massachusetts Public Health Department regarding Lead Paint Certification/Removal. The Health Boards from the towns of Boxboro and Acton have been contacted by the Director to assess what impact these regulations will have on the rental stock in the area. In the near future the Director will update the Board on the status locally.
  - B). Discussion followed on the recent court rulings regarding discrimination of minorities in public housing.
  - C). Board notified that the Director has sent a letter to the Federal Register and HUD Regional Office stating that the Authority opposes HUD's intention to decrease the FMR's in the Boston area.
  - D). MMDT's 9.38% interest for the month of June was noted.
  - E). The Board was informed of the results of the annual inspection of the SRO House. The Director and the owner have worked out a time schedule in which the repairs

will be addressed. The needed repairs will not fail the unit.

- F). Joseph Mercurio moved that the Board renew the Acton Nursing Service Contract for the up coming year. Barbara Willson seconded the motion and all members approved.
- G). Discussion followed regarding an outstanding debt of \$ 490.00 due the Authority by a 705 Tenant for over one year period. The Director recommended to the Board that they vote to declare the debt uncollectible.

Barbara Willson moved that the Board vote to authorize the Fee Accountant to remove the uncollectible debt from the ledger. Joseph Mercurio seconded the motion and all members voted to approve.

- H). The Board was informed that DMH Community Rounds have been a benefit to the Authority's staff in administering the housing programs in the community.

#### 6). Old Business

- A). Barbara Willson has been sworn in as the State Appointee to the Authority by the Town Clerk.
- B). The Executive Director updated the Board regarding the Developer of Rose Stone's continued pursuit to obtain a new construction loan. The loan would enable the Authority's units to be finally be completed.
- C). Joseph Mercurio asked that the appointment of the Nominating Committee be deferred until the first Regular meeting in September.
- D). The current status of McCarthy Village was discussed.

#### Heat Issues

EOCD has approved the installation of a new zone valve. The Director is awaiting a cost proposal from the HVAC installer.

#### Site Repair/Regrading

EOCD has informed the Director that they have negotiated with the G.C. to complete the necessary site work repairs. Within the next few weeks there will be a field meeting held at the site to review work to be done.

The Director informed the Board that she had met with the construction staff at EOCD regarding the request of Extra Fee for Services by the Architect. The Authority will be receiving a formal letter within the next two to three weeks addressing point by point why EOCD will not authorize the Extra Fee For Services.

The Director was instructed by EOCD to notify the architect that in the future he may only request Extra Fee for Services when he has received prior written approval from EOCD for a specific reason.

At the meeting it was the sense of those EOCD staff members that the problems the authority has experienced with the project can be directly attributed to the Architectural firm's ability to administer that construction phase properly.

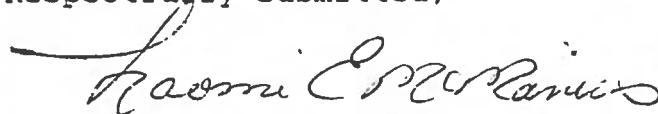
7). New Business

The Planning Council will meet with the Authority's Board at the next Regular Meeting to discuss the Planning Council's Draft Summary of Issues and Goals which is to be submitted to the Selectmen in September.

8). The Regular Meeting was adjourned at 8:45 pm.

9). The next Regular Meeting is scheduled for July 24, 1989 at 7:30 pm.

Respectfully submitted,



Naomi E. McManus