

## ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, September 18, 1989, 7:30 pm, 68 Windsor Avenue

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

- 1). Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 pm.
- 2). Joseph Mercurio moved that the Minutes of July 24, 1989 be approved. Barbara Yates seconded the motion and all members voted to approve.
- 3). Joseph Mercurio moved that the Minutes of the Regular Meeting of August 23, 1989 be approved. Barbara Yates seconded the motion and all members approved.
- 4). Barbara Willson moved that voucher # 69 in the amount of \$151,578.60 be approved. Joseph Mercurio seconded the motion and all members voted to approve.
- 5). Barbara Yates moved that voucher # 70 in the amount of \$184,451.38 be approved. Joseph Mercurio seconded the motion and all members voted to approve.
- 6). Executive Director's Report
  - A. Board Members reviewed the Annual Management Checklist and confirmed that the Acton Housing Authority is in compliance with all EOCOD regulations. The Board further certified that there were no significant budgetary or financial management deficiencies noted in the Authority's most recent audit reports.
  - B. Discussion followed regarding the new Chapter 689 Lease that must be signed between the Authority, Eliot, DMF Central Office and EOCOD for 27 Concord Road.
  - C. The Board was informed that the Town will not be plowing any of the Authority's private roads during the winter of "89/90.
  - D. The Board reviewed the E.D.'s letter to EOCOD's Legal Counsel regarding the Authority's need to access court records when determining eligibility of applicants.

- E. MARHO's memo regarding the new EOC'D's Tenant Selection/priorities was noted. The Authority's E.D. will make final recommendations after she attends the workshop on the implementation of the new regulations.
  - F. Marlin Murdock and Jean Schoch discussed with the Board the Public Hearing on the Issues and Goals that will be incorporated in the Master Plan by the Planning Council. There will be follow-up meetings before the final document is presented at the Annual Town Meeting for approval.
  - G. Barbara Yates moved that the request of a 707 Certificate Holder to relocate to Oxford be granted. Barbara Willson seconded the motion and all members approved.
  - H. Discussion followed regarding a land owner's interest in selling a house and land to the Authority for a tax credit. The owner has stated that they will contact the Authority in the future with their decision.
  - I. The Board has been informed that the Acton Board of Health has adopted policies regulating Lead Paint Policies.
  - J. The Board reviewed two surveys completed for EOC'D by elderly tenants living at Windsor Green and McCarthy Village.
  - K. The Board discussed the two options that AHA's legal counsel gave regarding MacGrey's contract for washer/dryer services at Windsor Green. It was the Board's decision to take no action at this time.
  - L. Board Members were given a copy of Acton's Affordable Housing Plan.
- 7). Old Business
- A. Rose Stone
 

The Developers are awaiting FDIC's final approval to obtain a new construction loan.
  - B. Windsor Green
 

The Board Members authorized E.D. to make payment to Interstate for the relocation of the junction box once AHA receives EOC'D approval.

Barbara Willson moved that Perkins Engineering be hired to review/design the septic pumps system. Joseph Mercurio seconded the motion and all member approved the motion.

#### C. McCarthy Village

Discussion followed that the Final Close out papers are being prepared by the General Contractor. The regrading of the site and installation of a drain has been completed.

The E.D. has received EOCB approval to have Kelleher Plumbing install the new zone valves and vent all of the boiler rooms at McCarthy Village.

Three landscaping firms have been contacted by the E.D. to submit proposals for the re-landscaping needed at McCarthy Village.

#### 8). New Business


- A. Discussion followed regarding the E.D.'s recommendation that effective October 1, 1989 no new Mobility Certificates will be issued until further notice. This will mean all new Section 8 Certificates will only be used in the Acton/Boxboro area.

Joseph Mercurio moved that based on the E.D. recommendation any new Certificate issued after October 1, 1989 will only be for the Acton/Boxboro area. Barbara Yates seconded the motion and all members voted to approve.

9). The Regular Meeting adjourned at 9:00 pm.

10). The next Regular Meeting will be held on October 16, 1989 at 7:30 pm at 68 Windsor Avenue.

Respectfully submitted,



Naomi E. McManus  
Executive Director