

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 9 February 1987, 7:30 p.m., 68 Windsor Avenue

Attendance: Marlin Murdock, Barbara Yates, Joseph Mercurio, James Sargent, Jean Schoch. Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 p.m.
2. The Minutes of the Regular Meeting 26 January 1987 were approved.
3. James Sargent moved that Cash Dispersements Voucher #37 be approved by the Board. Joseph Mercurio seconded the motion and all Members voted in favor.
4. Executive Director's Report
 - A. The Authority's Year End Statements are available for review to the Members.
 - B. The position of Clerk/Housing Inspector with the Authority has been readvertized.
 - C. Jay Chilson, maintenance aide, will be working for the Authority 30 hours a week.
 - D. Bill Gonzalez, maintenance laborer, will begin working for the Authority during the week of February 23rd, 40 hours a week.
5. Old Business
 - A. The press notices regarding the proposed development of Rose Stone were discussed by the Board.
 - B. An update of the meeting with the Board of Health and the Rose Stone developers was given by the Executive Director. The Acton Board of Health voted to grant a permit for a septic system with conditions.
 - C. The public hearing before Labors and Industries' Legal Council on the protest by Morello Brothers of the Authority's award to another General Contractor for the rehabilitation of 27 Concord Road will be held at 2 p.m. on February 19, 1987.
 - D. An update of the remedial repairs of Windsor Green was given by the Executive Director.

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Barbara Brown
TOWN CLERK, ACTON

E. A discussion followed regarding the heating problems at the elderly complex at McCarthy Village.

Joseph Mercurio moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Barbara Yates and upon roll call the "Ayes" and "Nays" were as follows:

AYES

James Sargent
Joseph Mercurio
Marlin Murdock
Jean Schoch
Barbara Yates

NAYS

-0-

The Chairman thereupon declared said motion carried and said resolution adopted

That the Acton Housing Authority approve Change Order # 20 in the amount of \$2,586 to pay for the additional work in the investigation and repair of damaged areas in the effort to correct the heating system operation.

F. Barbara Yates moved that the Board authorize the Chairman to sign the Purchase and Sales agreement for 3 Condominium units at 48 Great Road. Joseph Mercurio seconded the motion and all Members voted in favor.

6. New Business

- A. The owners of Briarbrook apartments have met with the Executive Director to explore the options available to the Authority when the complex files for condominium conversion. The Board discussed the options and instructed the Executive Director to request five (5) 2 bedroom rehabed units and the house which has three or four rental units.
- B. Barbara Yates updated the Board on the status of the Task Force Group appointed by the Selectmen to develop affordable housing in Acton. The Board reviewed the proposed resolution to be brought to the Annual Town Meeting by the Task Force. James Sargent moved that the Board adopt the resolution proposed by the Task Force and that the Authority donate \$2,000 to the fund they have established to be used to hire a staff person. This \$2,000 would be taken from the Authority's Planning and Development fund. Joseph Mercurio seconded the motion and the Chairman called for a Roll Call vote.

Ayes

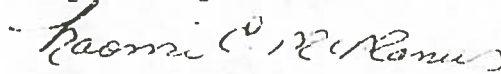
James Sargent
Joseph Mercurio
Barbara Yates
Jean Schoch
Marlin Murdock

Nayes

-0-

- C. The Board met with a single 705 parent to discuss her request to allow her perspective husband to move into her condo unit. After a lengthy discussion the Board informed the tenant that they would take it under advisement and notify her at a later date of their decision. The Members instructed the Executive Director to request in writing the assurances from the tenant that all the Rules and Regulations governing the Condo Association will be followed. They further requested that back damages and fines levied by the Condo Association and paid by the Authority be reimbursed to the Authority.
7. The Regular Meeting adjourned at 10:00 p.m.
8. The next Regular Meeting is scheduled for 2 March 1987 at 7:30 p.m.

Respectfully submitted,



Naomi E. McManus
Executive Director

ACTON HOUSING AUTHORITY

Minutes of the Special Meeting, 8 January 1987, 2 p.m., 68 Windsor Avenue

Attendance: Joseph Mercurio, James Sargent, Barbara Yates. Betty McManus
Anne Puzella/Acton Housing Authority

Absent: Marlin Murdock, Jean Schoch.

1. Joseph Mercurio, Secretary, called the Special Meeting to order at 2 p.m.
2. The Executive Director reviewed with the Board Requisition #18.

Barbara Yates moved that the foregoing resolution be
adopted as introduced and read, which motion was seconded by James Sargent
and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
James Sargent	
Joseph Mercurio	-0-
Barbara Yates	

The Chairman thereupon declared said motion carried and said resolution adopted.

That the Acton Housing Authority approve the release of a portion of the retainage being held by the Authority for the construction of McCarthy Village and make payment to P & H General Contractors in the amount of \$84,782. In addition, the Acton Housing Authority, upon recommendation of the project architect, Italo Visco, will continue to hold \$16,575 of the total retainage to cover the remaining items to be addressed by the General Contractor. This \$16,575.00 figure being withheld represents the remaining retainage for work to be done which the Authority is dissatisfied with at the present time.

3. The Special Meeting adjourned at 2:20 p.m.
4. The next Regular Meeting will be 26 January 1987 at 7:30 p.m.

Respectfully submitted,

Naomi E. McManus
Naomi E. McManus
Executive Director