

ACTON HOUSING AUTHORITY

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Barbara Brown
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Minutes of Regular Meeting, 17 August 1987, 7:30 P.M. , 68 Windsor Avenue

Attendance: Marlin Murdock, Joseph Mercurio Barbara Yates, Jean Schoch

Absent: James Sargent

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 P.M.
2. Minutes of the Regular Meeting 20 July 1987 were approved.
3. Joseph Mercurio moved that voucher #43 for \$202,756.54 be approved. Jean Shoch seconded the motion and all members approved.
4. Executive Director's Report
 - A. Jean Schoch moved that the Acton Housing Authority pay \$902.09 to the State Auditors for services rendered regarding the Section 8 Audit for 1985. Joseph Mercurio seconded the motion and all members approved.
 - B. The Acton water Department has not informed the Authority of their decision to waiving the water hook up fee for 27 Concord Road.
 - C. The Appeal before Labor & Industry regarding the Maintenance Salaries is still pending.
 - D. The Board was informed that a push button, four telephone system has been installed in the Authority's office. The total cost of the telephones and installation is \$652.00.
 - E. The Nursing Service Contract with the Acton Visiting Nurse's was signed by the Chairman.
 - F. M M D T is currently paying interest of 6.50% for August.
 - G. The Executive Director recommended to the Board that the Authority allow Section 8 Voucher Holders to rent in the Acton Area. It was the sense of those present that the Authority Grant permission.
 - H. Dennis Sweeney, a Developer, has requested a meeting with the Executive Director to discuss a possible Development on the West Acton/Stow line. The Director will update the Board on the Meeting.
 - I. The Board approved the Executive Director's recommendation that the Authority's maintenance staff remove the trash from Windsor Green. The Director based her recommendation on escalating trash pick up service prices and that the Authority could cut the cost.

- J. Jean Schoch moved that the proposed Operating Budget for State-Aided Elderly Housing of the Acton Housing Authority, Chapter 667 showing total operating receipts of \$118,175 and total operating expenditures of \$181,319, thereby requesting a subsidy of \$63,144 be submitted to EOCD for its review and approval. Barbara Yates seconded the motion which upon roll-call vote, was passed by a vote.

AYES

NAYES

Marlin Murdock
Joseph Mercurio
Barbara Yates
Jean Schoch

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- K. Discussion followed regarding the submission of an application for Chapter 705 family housing & Chapter 667 elderly handicapped housing. The Executive Director will make a final recommendation to the Board at the next Regular Meeting.

- L. The Board and the Executive Director discussed the submission of a joint application with DMH for Chapter 707 SRO Funds. It was the sense of the Members present that the joint application be filed.

5. Old Business

- A. Joseph Mercurio moved that Change Order #4 of \$1397 for additional trim boards to replace rotted wood at Windsor Green. Barbara Yates seconded the motion which upon a roll call vote was passed by a vote.

AYES

NAYES

Marlin Murdock
Joseph Mercurio
Barbara Yates
Jean Schoch

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- B. Bob DeVergilio of Modernization has requested a bottom line cost for completion of the necessary remedial repairs at Windsor Green. The Director is completing the final list of outstanding repair items.
- C. The Director informed the Board that the Authority's share in purchasing the windows screens and hardware for the reinstallation of the air conditioners was paid out of the Development and Planning Account. The sales tax for the truck and furniture tax for McCarthy Village was also taken from the Planning & Development Account. The Board requested that the Director reimburse that account with the monies in the reserve Section 8 Account.
- D. The pending litigation between RoseStone and the Lafferty Developers has been settled. The Developers anticipate breaking ground in 60 days.

- E. The Board met with Robert Sierp of Management Computer Services, Inc. and discussed in length the Authority's concerns about purchasing a computer for \$32,000. It was the sense of those present that it did not seem financially responsible to purchase the system. The Board requested that the Director review with EOCD and see if the funds to purchase the equipment will be available. The Board was also concerned about the annual cost of operating the computer and the cost be covered by the Authority's Operating Budget.
- F. The letter sent to the Trustees of Parker Village requesting back up data regarding the Special Assessment was reviewed. To date there has not been a response from the Trustees.
- G. The Annual Meeting of the Meadowbrook Condominium Association will be held August 19, 1987 at 6 P.M. in Medford was noted.
- H. Boston Surveys' proposal of \$8700 to investigate the grading problems at McCarthy Village was discussed. The Director is awaiting EOCD's input. A final recommendation will be made by the Director at the next Regular Meeting. The Board reviewed P&H General Contractor's letter regarding the grading issues.
- I. The Dedication Ceremony for 27 Concord Road is tentatively scheduled for 10/3/87.
The Board discussed the abutters request to extend the property fence an additional six feet. The Executive Director was instructed by the Board to inform the abutters that the Authority was unable to incur the additional expense but if they wanted to pay for the work, authorization by the Authority would be granted.
6. The Regular Meeting adjourned at 10:30 P.M.
7. The next Regular Meeting is scheduled September 14, 1987 at 7:30 P.M..

Respectfully submitted,



Naomi E. McManus
Executive Director