

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 20 June 1988, 7:30 p.m., 68 Windsor Avenue, Acton, MA

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

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 p.m.
2. Minutes of the meeting 13 June 1988 were approved.
3. Joseph Mercurio moved that voucher #56 be approved. Jean Schoch seconded the motion and all Board Members voted in favor.
4. Executive Director's Report
 - A. The Board reviewed the revised lease for Chapter 689.
 - B. The Board was informed of an Inclusionary Condominium Conversion memo sent to the Authority by a consulting firm.
 - C. McCarthy Village has been given a credit by the North Acton Treatment Plant. The credit is the result of calculating actual versus estimated water usage by the North Acton Treatment Corporation.
 - D. The Board was informed that the Auto Auction is petitioning the ZBA to expand the parking area by 850 spaces.
 - E. The Board reviewed HUD's memo regarding monies for rehabing rental units.
5. Old Business
 - A. Great Hill Village is still awaiting final MHFA approval.
 - B. The Executive Director reviewed the Pet Policy with the Board. Jean Schoch moved that the Board adopt the Pet Policy with the following additions:
 1. That a second back-up person be named in case of an emergency.

2. That a Veterinarian be named in the event of an emergency.
3. That an animal can not be left unattended longer than a six hour period.
4. and that the tenant be informed that the extra inspections will be scheduled to monitor the condition of the apartment.

Barbara Yates seconded the motion and the motion carried three to one with Joseph Mercurio voting against the motion.

- C. Barbara Yates moved that the addendum of the Accountant's contract be approved increasing the fee for services from \$690 to \$830 a month. Jean Schoch seconded the motion and all members voted in favor.
- D. Based on the Executive Director's recommendation Barbara Yates moved that the Executive Director notify Scheier, Scheier and Graham that regrettably their services as Legal Counsel to the Housing Authority must be terminated due to a conflict of interest effective August 1, 1988. Jean Schoch seconded the motion and all members voted in favor. The Board further instructed the Executive Director to send Steven Graham a letter informing him of their decision.
- E. The Board discussed the recommendation of the Executive Director regarding the proposed development in North Acton by Steve Graham and Associates. After a lengthy discussion the Board requested that the Director inform Mr. Graham that the Authority would be interested in 5% of the multi-family condominiums and 5% of the single family housing. The Board further stated that Mr. Graham and his associates should meet with the ACHC to discuss their plans. Barbara Yates put the recommendations of the Executive Director and the Board into the form of a motion which was seconded by Jean Schoch. All Members voted in favor.

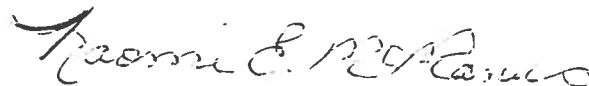
6. New Business

- A. The Board reviewed HUD's management findings. The Executive Director informed the Board that three of the four findings had been resolved and closed by HUD. The fourth remains open until the annual inspections of the two units in question are completed.
- B. The Board was informed that the Acton Housing Authority and the ACHC will have a booth at the Mass Housing

Partnership Expo to be held on June 28, 1988.

- C. The Acton Housing Authority has submitted an application for the Town of Acton for a Community Excellence Award.
7. The Regular Meeting adjourned at 10:00 p.m.

Respectfully submitted,



Naomi E. McManus
Executive Director