

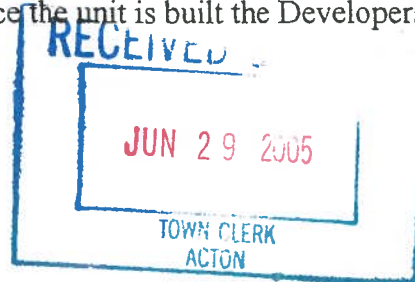
## ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting of April 12, 2005, 7:00 PM at 68 Windsor Avenue,  
Acton, MA

Attendance: Ken Sghia-Hughes, Jean Schoch, Dennis Sullivan, Bob Whittlesey. Naomi  
McManus/Acton Housing Authority

Absent: Joseph Nagle

- 1). Jean Schoch, Vice Chairman, called the Regular Meeting to order at 7:00 PM
- 2). Bob Whittlesey moved to approve the amended minutes of March 22, 2005. Ken Sghia-Hughes seconded the motion and all members voted in favor.
- 3). Bob Whittlesey moved to approve Voucher # 247 in the amount of \$245,929.29. Ken Sghia-Hughes seconded the motion and all members voted in favor.
- 4). Executive Director's Report
  - A). Board informed of MAGIC's Legislative Breakfast to be held April 28, 2005 at the Boxborough Holiday Inn.
  - B). NARHO's Annual Sea crest Conference's agenda was reviewed by the Board.
  - C). The State Auditor's office has asked State Housing Authorities to complete a survey in which the Auditors will review Public Housing Maintenance Policies.
  - D). The Authority is completing a national survey which will demonstrate the impacts of HUD's 2005 funding.
  - E). To date the Authority has not received written authorization to give a Notice to Proceed for the replacement of the septic system at 27 Concord Road.
  - F). Due to the lowering of the FMRs for the Authority's Section 8 Program a number of tenants who had been redetermined since the new FMRs became effective December 1<sup>st</sup> had to be redetermined due to a computation error.
- 5). Old Business
  - A). The Authority received a proposal from the Fort Pond Place developers to purchase a new construction three bedroom condo unit for \$341,150. The Executive Director contacted the State asking if they would allow the Authority to proceed given there was not an actual unit to inspect. The State has sent a memo saying under Ch. 30B the Authority would not be able to commit to purchase a unit that hasn't been constructed as it would be considered a turnkey project, which isn't permitted. The State said that once the unit is built the Developers can resubmit another proposal for the purchase.



B). Board discussed the process they would follow to hire a new Executive Director. The Executive Director placed an ad for the Executive Director's position in the Boston Globe, the Beacon, the Metro West, and the Baystate Banner and requested the ad be posted in the office of the Massachusetts Rehabilitation Commission. It was decided the Board Members, the Executive Director, Bernice Baron from the Acton Community Housing Corporation, a Windsor Green tenant and a family housing tenant would be on the Search Committee. When the majority of the Board meets on matters relating to this process, its meetings for this purpose must be posted and all sessions must be held in accordance with the open meeting law.

C). Wampus Apartments Condo Conversion

The Executive Director reported that the developers of Wampus have met with Nancy Tavernier, Acton Community Housing Corporation; Garry Rhodes, Building Commissioner; Roland Bartle, Town Planner; and the AHA's Executive Director regarding the number of units that will be set aside for the Town's Affordable Housing.

D). It was noted that the AHA's 2005 Community Preservation Committee (CPC) Proposal was funded by Town Meeting. The Executive Director will begin the process of hiring an engineer to design the recreational area. Once the recreational area is designed the Authority will request proposals for the actual construction of the recreational area.

6). The Regular Meeting adjourned at 9:00 PM.

Respectfully submitted,



Naomi E. McManus  
Executive Director