

ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
68 WINDSOR AVENUE, ACTON MA 01720
MINUTES
MAY 12, 2016

Present: Bernice Baran, Ryan Bettez, Ken Sghia-Hughes and Robert Whittlesey
Absent: Nancy Kolb
Also Present: Kelley Cronin

Mr. Whittlesey called the meeting to order at 4:00 p.m.

1. Mr. Whittlesey explained the rules of order for conducting the meeting. The Board reviewed the minutes of the previous meetings. Ms. Baran made a motion which was seconded by Mr. Sghia-Hughes and unanimously voted in the affirmative to:

Approve the minutes of the April 26, 2016 meeting.

2. Ms. Cronin let the Board know that asbestos had been found in the mastic (glue) under the flooring at Sachem Way. This has changed the cost and planning for some of the construction projects in the pipeline. Ms. Cronin asked the Board for input on cabinets that are being installed at Sachem Way, specifically whether or not pulls are desirable. Ms. Cronin asked the Board about their availability in early June for a short meeting to approve construction contracts.
3. The Board reviewed the proposed purchase of 4 Jennifer Path. Ms. Cronin reviewed an e-mail with the Board from attorney Lou Ross regarding the language in the condominium documents. There is concerning language regarding the condominium trustees or an owner having the right to evict a renter who causes “disturbances” and could charge the AHA for legal costs if it goes to court. The Board determined that as long as the property could be insured with that language the purchase could go forward. Mr. Sghia-Hughes made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative that:

4 Jennifer Path is a unique acquisition. The Authority intends to acquire the Property, which consists of a total of approximately 2,725 square feet. Acquisition of the Property will be a fee simple purchase and the price will be \$153,140. The Authority has determined that advertising pursuant to G.L. c. 30B, § 16 will not benefit the interests of the Town because of the unique qualities and location of the Property, namely that the Property is: (i) an existing affordable housing unit; (ii) of sufficient size, quality and condition and suitable for continued use as affordable housing; (iii) centrally located within the Town; (iv) located near conservation land; (v) close to existing schools and other municipal facilities; and (vi) subject to a pre-existing right of first refusal in favor of the Authority.

Ms. Cronin updated the Board on capital projects. The modernization of five family units at Sachem Way should begin in June as should the removal of the wall mounted air conditioners at Windsor Green.

4. The Board discussed development opportunities. Specifically the Board of Selectmen has put together a Committee to discuss the development of the Walker parcel and asked the AHA to appoint a Board member. Mr. Sghia-Hughes made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative that:

Mr. Bettez should represent the AHA Board on the Walker Committee.

Ms. Cronin updated the Board on smoking issues at Windsor Green and complaints from the Great Road Condominium management about an AHA resident who smokes. Ms. Cronin let the board know that there was not a no smoking policy at that complex and asked if they would like to implement a no smoking policy at AHA units in condominiums. The Board discussed the difficulty of enforcing a policy in a complex that allows smoking and decided to take no action.

The Board discussed the change in Board composition to add a tenant member next year. The Board discussed the benefits of having an associate member so that no Board members need to resign when a tenant member runs for the Board. Some Board members thought going up to 7 members may be difficult since so many Town Committees can't find volunteers to run and that having an associate member may be a better way to include all existing Board members.

5. Ms. Baran made a motion which was seconded by Mr. Sghia-Hughes and unanimously voted in the affirmative to:

Approve the April voucher (monthly list of accounts payable) as presented.

6. Mr. Whittlesey made a motion which was seconded by Mr. Bettez and unanimously voted in the affirmative to:

Adjourn the meeting.

Respectfully submitted,

Kelley A. Cronin
Executive Director

Attachments to the May 12, 2016 meeting:
Minutes of the April 26, 2016 meeting, E-mail from attorney Lou Ross regarding condominium by-laws at Harris Village, Determination of Uniqueness, Purchase and Sale Agreement for 4 Jennifer Path, E-Mail from Board of Selectmen regarding Walker Committee and Walker Committee description