

The regular meeting of the LHA was held Tuesday July 7, 2009 at 3:00 PM at Turnure Terrace.

1. The meeting was called to order by Chairman Nasman at 3:00 PM.
2. Roll Call: Present– Cindy Nasman, Chairman
Midge Sandlin, Vice Chairman
Marge Pero, Member
Catherine May, Treasurer/State Appointee
Jan Ward, Member
Martha Joyner, Ex. Dir. Others – Tenants
Absent – None
3. Agenda:
 - a. Tenant Forum
The Turnure Terrace tenants present questioned if/when the site project would be going forward. As soon as DHCD makes that decision, the tenants will be notified.
 - b. Minutes/June Annual meeting
Midge made the motion to approve June minutes. Marge seconded and all in attendance voted in favor. Minutes will be forwarded to town web site.
 - c. Accounts Payable/June
May accounts reconciliation – over subsidized \$925, the 4001 balance is approximately \$34,000.00, transferring \$ 735.15 from 689 MMA to 4001. Subsidy alert – The Mass. Legislature will vote to override Gov. Patrick’s 2010 operating subsidy of \$62.5 million. Smitty and Ben have been emailed requesting their help with the override. A passbook loan to cover the Curtis porch roof would still have to be “expensed” so would have affect on bottom line and reserves the same as if we took the funds out of the savings. Board members signed withdrawal for pet account. The Pension Reform Act information was distributed. Midge made the motion to write off rent of \$373.00 owed by a tenant who has moved out. This was pursued in Small Claims, a capias was issued, due diligent search was unsuccessful, and person is now incarcerated. Cindy seconded and all in attendance voted in favor. The State Auditors started 6/24.
 - d. Project updates
DHCD is processing an amended CFA for the low-flush toilets in order to cover the project. C. May made the motion to approve the TT site project amended CFA in the amount of \$ 485,120 and to appoint C. Nasman as signatory for the CFA, Midge seconded and all in attendance voted in favor. Marge made the motion to accept Mass-West Const. Inc. as the low/ responsible bidder, and approve the contract in the amount of \$ 359,120. Cindy seconded and all in attendance voted in favor. Midge made the motion to appoint Cindy as the signatory and M. Joyner as contract officer. Marge seconded and all in attendance voted in favor.

The Special meeting of the LHA was held Thursday July 30, 2009 at 2:30 PM at the Curtis.

1. The meeting was called to order by Chairman Nasman at 2:30 PM.
2. Roll Call: Present – Cindy Nasman, Chairman
Marge Pero, Member
Jan Ward, Member
Martha Joyner, Ex. Dir.
Absent - Midge Sandlin, Vice Chairman
Catherine May, Treasurer/State Appointee
3. Agenda:
 - a. Amended CFA for 705 roof, 705 roof contract (Independent Roofing)
Marge made the motion to approve the amended CFA Work Plan # 152020 in the amount of \$46,372.00 for the 13 Church St. roof and to appoint Cindy Nasman as signatory. Jan seconded and all in attendance voted in favor.

Marge made the motion to award Independent Roofing Co. the construction contract in the amount of \$38,372.00 for 13 Church St., to appoint Cindy Nasman as signatory for the contract, and M. Joyner Ex. Dir. as the contract officer. Jan seconded and all in attendance voted in favor.

- b. Amended CFA for Curtis low-flush toilets
Marge made the motion to approve the amended CFA Work Plan 152022 in the amount of \$18,070.00 for the low-flush toilet project and to appoint Cindy Nasman as signatory. Jan seconded and all in attendance voted in favor.
 - c. Check Signing Policy
Jan made the motion to approve the Check Signing Policy as read by Chairman Nasman. Marge seconded and all in attendance voted in favor.
 - d. Cancel 8/4/09 regular meeting
All members in attendance approved the cancellation of the regular meeting for 8/4/09 due to vacation conflicts. This cancellation notice will be posted at Town Hall, Curtis, and TT.
The next regular meeting will be 9/1/09.
 4. C. Nasman adjourned the meeting at 3:30 PM, and all in attendance voted in favor.

Respectfully Submitted,



Martha Joyner, Secretary to the Board
Executive Director