

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
February 25, 2010
Bent Park, Wayland, MA

Regular Meeting Minutes

Present: Commissioners M. Antes, B. Francis, C. Raskin,.

Executive Director B. Boggia

Bent Park Residents: Kathy Dodge, Fran Mahoney, Magdalan Pongratz, Rhoda Schwartz, Norman Sherman, Sandra Stanley.

Wayland Board of Selectmen: Joseph Nolan

Absent: R. Ashton, S. Weinstein

Chairman Antes convened the meeting at 7:05 P.M.

Bent Park Resident Advisory Board (RAB)

Kathy Dodge and S. Stanley updated the Board on the activities of the Bent Park Resident Advisory Board. This is an informal Board. Most of the activities of the RAB revolve around social activities. B. Boggia indicated that the RAB has been very helpful in improving communications between the WHA and tenants. K. Dodge stated that she is looking into wireless internet for the community room. This would be available to all Bent Park residents and save tenants from paying individual internet access fees. S. Stanley asked that the WHA consider building another raised garden bed and installing a bocce ball court and horseshoe pit. B. Francis will ask the Rotary Club for assistance. C. Raskin solicited information from tenants on transportation needs and other issues to be addressed to enable seniors in town to remain independent.

Public Comment

J. Nolan submitted a request on behalf of his mother, a tenant at the CVA, for reimbursement of expenses related to the related Bradford Street drainage problem. J. Nolan stated that the Board of Selectmen want to meet with the WHA to discuss the housing articles submitted for the upcoming town meeting. The Selectmen are planning to host a meeting with the Doran Road neighbors. He envisions a town meeting format between the neighbors and all the related housing boards. All of the concepts would be put on the table and discussed. The Affordable Housing Trust article was also discussed. J. Nolan indicated that Molly Upton offered to withdraw her article if the Town would withdraw theirs.

Minutes

B. Francis moved to accept the minutes of 1/21/2010 and was seconded by C. Raskin. Vote: 3-0-0 (2010.08) B. Francis moved to table the minutes of 1/26/2010 because there were not enough members present to approve the minutes. C. Raskin seconded. Vote: 3-0-0 (2010.09)

Bill Warrant

The Board reviewed the Bill Warrant. The Board discussed the Direct Energy bill, Housing Authority Risk Retention Group insurance bill, Great West deferred compensation, Home Depot, and Mass. NAHRO bills. C. Raskin moved to approve the Bill Warrant for January 2009 and was seconded by B. Francis. Vote: 3-0-0 (2010.10)

Executive Director's Report

B. Boggia submitted the Executive Director's report to the Board. Discussion focused on the recent court cases involving tenants, the Habitat for Humanity proposal for Stonebridge Road, The Family Self-Sufficiency Program, and the bedbug problem at the CVA. B. Boggia asked the Board to amend the PHA Plan timetable for the re-pointing of the CVA ahead of the CVA parking lot. A tenant on the first floor is getting water into his apartment through the exterior wall. The Board agreed that the health and safety of WHA tenants is a higher priority than the repairs to the parking lot. B. Boggia indicated that all documents have been submitted to HUD for the federalization of Bent Park.

Performance Management Process (PMP)

The Board reviewed the Performance Expectation Plan for the Executive Director. A draft was submitted by B. Boggia. The Board made changes to the PMP quarterly update, Employee Guide updates, and training schedule. The Board added the 40th WHA anniversary party to the list of goals.

Open Meeting Law

The Board reviewed the changes to the Open Meeting Law taking effect 7/1/2010. The Town has arranged a training session on 4/28/2010 at Town Building.

Master Plan Update

The Board discussed the goals in the draft update of the housing section of the Master Plan. The Affordable Housing Trust was discussed. The consensus of the Board is to keep the article in the warrant for the Spring town meeting.

Stonebridge Road Affordable Housing

M. Antes reported that she and Habitat for Humanity met with the Land Use Committee to review the housing proposal for town owned land on Stonebridge Road. The proposal calls for the construction two duplexes on the site. The Committee was very supportive of the proposal.

Management Assessment Sub System (MASS)

The Board reviewed the draft MASS certification as prepared by B. Boggia. B. Francis moved to approve the Management Assessment Sub System for 2009 and was seconded by C. Raskin. Vote: 3-0-0 (2010.11)

Section Eight Management Assessment Program (SEMAP)

The Board reviewed the draft SEMAP certification as prepared by R. Carter. C. Raskin moved to approve the Section Eight Management Assessment Program for 2009 and was seconded by B. Francis. Vote: 3-0-0 (2010.12)

Other Business

M. Antes reported that she had a list of former WHA Commissioners to invite to the 40th WHA celebration. B. Boggia will get something in the newspaper to invite alumni. M. Antes reported that the Charles River Center met with the Land Use Committee to review a proposal for a 5 bedroom group home next to Volk's theater on Boston Post Road.

Next Meeting

The next meeting was scheduled for 7:00 PM on 03/18/10 at Wayland Town Building

Adjourn

B. Francis moved to adjourn the meeting and was seconded by C. Raskin. Vote: 3-0-0 (2010.13)

M. Antes adjourned the meeting at 8:50 PM.

Attested: _____
Brian E. Boggia, Secretary to the Board