

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
June 16, 2010
Wayland Town Building, Wayland, MA

Regular Meeting Minutes

Present: Commissioners M. Antes, C. Raskin, S. Weinstein

Executive Director B. Boggia

Absent: R. Ashton, B. Francis,

Others Present: Bent Park Residents: M. Correa, K. Dodge, L. Douglas, P. Egnitz, B. Monteverdi, S. Stanley, E. Stevens, R. Stevens, L. Tannenholtz

Cochituate Village Apartments Residents: J. Arnold, J. Cook, C. McCarthy, T. Ricci.

Chairman Antes convened the meeting at 7:00 P.M.

Public Comment

WHA residents spoke to the WHA Smoking Policy. Residents asked for an elimination of the grandfather clause in the current WHA smoking policy. Smoking health and safety concerns were voiced. The WHA Board thanked the residents for their comments. The WHA Board would like to hear for all sides on the issue before making a decision. A public hearing will be scheduled on 6/29/10: Bent Park 6:45 PM and Cochituate Village Apartments 8:00 PM.

Minutes

C. Raskin moved to approve the minutes of 4/15/10 and was seconded by M. Antes. Vote: 2-0-1 (2010.38)

S. Weinstein moved to approve the minutes of 5/20/10 and was seconded by M. Antes. Vote: 2-0-1 (2010.39)

Bill Warrant

S. Weinstein moved to approve the Bill Warrant for May 2010 and was seconded by C. Raskin. Vote: 3-0-0 (2010.40)

Executive Director Report

The Board discussed the Executive Director Report, budget comparatives, Administrator's report, Family Self-Sufficiency Program, Ready to Buy Program, PILOT payment to the Town, Oxbow Meadows monitoring, CVA masonry repair.

Other Business

CVA Residents raised the following issues regarding the Cochituate Village Apartments: inadequate parking lot signage; tenant using window as entrance is creating a possible security concern; pets on leashes blocking Shawmut Avenue entrance; a tenant with multiple pets in violation of the WHA Pet Policy, a tenant flushes kitty litter down the toilet; the WHA should adhere to the flag code and the flag should not be lowered when a tenant dies; the community room refrigerator and closet should not be locked; kitchens should be remodeled; the hallway rugs should be replaced. B. Boggia will look into these items.

Water Utility

The Board reviewed the scattered sites water bills. The Board is concerned with high water bills. The Board considered charging water bills directly to tenants. The Board decided on additional letters to tenants with high water bills, charging tenants for excess usage, and shutting off outside spigots.

Performance Improvement Plan

The Board deferred the Executive Director's performance review until all of the Board members delivered their responses to M. Antes. The Board reviewed administrative pay increases. C. Raskin moved to increase administrative staff increases by a total budget line item increase of 3% to be distributed among staff by merit effective July 1, 2010. Vote: 3-0-0 (2010.41)

Next Meeting(s)

M. Antes requested that Bill Huss present the Stretch Code at the July 15 Board meeting.

The next meetings were scheduled for:

6/29/10 at Bent Park 6:45 PM Smoking Policy Hearing

6/29/10 at CVA 8:00 PM Smoking Policy Hearing

7/15/10 at CVA

The WHA staff cookout will be scheduled for 8/4 or 8/5.

Adjourn

S. Weinstein moved to adjourn the regular meeting and convene the Annual Meeting and not reconvene the regular meeting. C. Raskin seconded. Vote: 3-0-0 (2010.42)

M. Antes adjourned the meeting at 9:40 PM.

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

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Annual Meeting Minutes

Present: Commissioners M. Antes, C. Raskin, S. Weinstein
Executive Director B. Boggia
Absent: R. Ashton, B. Francis,

Chairman Antes convened the annual meeting at 9:41 P.M.

Public Comment

There was no public comment.

Election of Officers

C. Raskin nominated M. Antes to serve as WHA Chair and was seconded by S. Weinstein. Vote: 3-0-0. (2010-43)

C. Raskin nominated S. Weinstein to serve as WHA Vice Chair and was seconded by M. Antes. Vote: 3-0-0 (2010-44)

C. Raskin nominated B. Francis to serve as WHA Treasurer and was seconded by S. Weinstein. Vote: 3-0-0 (2010-45)

C. Raskin Nominated M. Nichols to serve as the WHA representative to the Wayland Housing Partnership Committee and was seconded by S. Weinstein. Vote: 3-0-0 (2010-46)

S. Weinstein nominated C. Raskin to serve as the WHA representative to the Wayland Community Preservation Committee and was seconded by M. Antes. Vote: 3-0-0 (2001-47)

Adjourn

S. Weinstein moved to adjourn the meeting and was seconded by C. Raskin. Vote: 3-0-0 (2010-48)

M. Antes adjourned the meeting at 9:45 PM.

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