

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**July 15, 2010**  
**Cochituate Village Apartments, Wayland, MA**

**Regular Meeting Minutes**

Present: Commissioners M. Antes, R. Ashton, B. Francis, C. Raskin, S. Weinstein  
Executive Director B. Boggia  
Absent: None  
Others Present: Ann Harris.  
                  WHA Residents: D. Connor, K. Goodwin, C. Blonda, D. Linardi, T. Ricci.  
                  Angelo Kyriakiades

Chairman Antes convened the meeting at 7:03 P.M.

**Public Comment**

There was no public comment.

**Stretch Building Code.**

Ann Harris, Vice Chair of the Energy Advisory Commission presented the Stretch Code to the Board. The Stretch code is an optional appendix to the Massachusetts building energy code that allows cities and town to choose a more energy-efficient option. The stretch code is a performance. The Commission is working to get Wayland designated as a DEP Green Community. This designation will provide access to funds for solar panels. To adopt the code, Town Meeting has to approve the code as part of the building code. The Commission is doing preliminary outreach in order to garner support in town. Ms. Harris will meet further with the WHA and other committees as we get closer to Town Meeting.

**Minutes**

S. Weinstein moved to approve the minutes of the 6/16/10 regular meeting and was seconded by C. Raskin. Vote: 4-0-1 (2010.52)

C. Raskin moved to approve the minutes of the 6/16/10 annual meeting and was seconded by S. Weinstein. Vote: 4-0-1 (2010.53)

S. Weinstein moved to approve the minutes of the 6/29/10 regular meeting at Bent Park and was seconded by R. Ashton. Vote: 4-0-1 (2010.53)

S. Weinstein moved to approve the minutes of the 6/29/10 regular meeting at the Cochituate Village Apartments and was seconded by R. Ashton. Vote: 4-0-1 (2010.54)

**Bill Warrant**

S. Weinstein moved to approve the Bill Warrant for June 2010 and was seconded by C. Raskin. Vote: 5-0-0 (2010.55)

**Executive Director Report**

The Board discussed the Executive Director Report, budget comparatives, Administrator's report, Family Self-Sufficiency water bills, gas procurement, capital improvements, recent VAWA training, TD Bank donation to the Wayland Housing Associates, Doran Road, and Dev Hamlin inclusionary housing.

**Smoking Ban.**

Several tenants present commented in favor of the proposed smoking ban. Each Commissioner stated their position. C. Raskin moved to uniformly ban smoking from all WHA units effective new lease-ups and at next lease renewals, to provide designated smoking areas, and to provide education and referrals for smokers to assist them to quit smoking. B. Francis seconded. Vote: 5-0-0. (2010.56)

**Capital Improvements.**

WHA Architect Angelo Kyriakides gave an overview of the WHA Capital Improvement Program. The following items were discussed: Bent Park door and ramp replacement, scattered site roof replacement, WHA office repairs, CVA fire sprinklers, seal coating parking lots, CVA masonry repairs, and the CVA parking lot.

B. Francis left the meeting at 9:00 PM.

**Performance Management Process**

The Board discussed the Performance Management Process and a performance review of the Executive Director.

**Risk Control Policy Statement**

S. Weinstein moved to approve the Risk Control Policy Statement as amended. R. Ashton seconded. Vote: 4-0-0 (2010.57)

**Other Business**

The staff cookout was planned for 8/4/10.

Planning for the Affordable Housing Trust Town Meeting article was briefly discussed.

The status of Chapter 40B was discussed.

**Next Meeting**

The next meeting was scheduled for 7:00 PM on 8/19/10 at Bent Park

**Adjourn**

S. Weinstein moved to adjourn the regular meeting and was seconded by C. Raskin. Vote: 4-0-0 (2010.58)

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

Attested: \_\_\_\_\_

Brian E. Boggia, Secretary to the Board