

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
October 21, 2010
Cochituate Village Apartments, Wayland, MA

Regular Meeting Minutes

Present: Commissioners M. Antes, R. Ashton, C. Raskin,
Executive Director B. Boggia
Absent: B. Francis, S. Weinstein
Others: Kevin Goodwin, W. O'Malley

Vice Chair M. Antes convened the meeting at 7:04 P.M.

Public Comment

There was no public comment.

Minutes

R. Ashton moved to approve the minutes of September 20, 2010 and was seconded by C. Raskin. Vote 3-0-0. (2010.72)

Bill Warrant

C. Raskin moved to approve the September 2010 Bill Warrant and was seconded by R. Ashton. Vote: 3-0-0 (2010.73)

Energy Purchasing Contract

Wendy O'Malley from Power Options presented multiple-year energy purchasing contract options to extend the existing WHA energy contracts. C. Raskin moved to accept Power Options two-year lock-in proposal for gas and electric utilities for Bent Park and the CVA and was seconded by R. Ashton. Vote: 3-0-0 (2010.74).

Executive Director's Report

The Board reviewed the Executive Director's Report. The Board reviewed the budget comparatives, staff reports, and work order report. The Board discussed a recent workers compensation claim. B. Boggia asked the Board to consider a T-Mobile request to install cell towers at the CVA. The Board asked B. Boggia to check with the Town on clarification on a special permit and with HUD as to how the lease revenue will affect the WHA operating budget and annual subsidy. The Board asked B. Boggia to convey their appreciation to the WHA staff for attaining the HUD High Performer designation. The Board also reviewed the WHA waiting list summaries.

PHA Plan

The Board held a public hearing on the draft 2011 PHA Plan. B. Boggia noted that he had met with the Resident Advisory Boards for resident input on the Plan. WHA tenant, K. Goodwin, asked the Board to consider interior renovations to tenant kitchens since so much of the funding is going to exterior building repairs. The Board replied that the exterior envelope and fire sprinklers to preserve tenant health and safety are the main priority of the WHA. The Board asked Mr. Goodwin to submit a reasonable accommodation request for his specific accessibility needs. C. Raskin moved to accept the 2010 PHA Plan and was seconded by R. Ashton. Vote: 3-0-0 (2010.75)

Capital Fund Program

B. Boggia informed the Board of changes to the 2010 Capital Fund Program budget to account for architectural fees. This change was approved by HUD and is incorporated into the 2011 PHA Plan.

Doran Road

The Board discussed the Doran Road warrant article for the Fall Town Meeting and the status of the state MHP grant. Dina Vargo from MHP will be at the 11/8/2010 Wayland Housing Partnership meeting. R. Ashton moved not to take any action on Article 7 and was seconded by C. Raskin. Vote: 3-0-0 (2010.76)

Insurance

The Board reviewed the WHA insurance coverage for general liability, property and auto insurance. B. Boggia noted that WHA has done all that it can to address the street flooding problems at the CVA. The Town still needs to work on the Bradford Street drainage to devise a permanent solution. The Board will invite Selectman Tom Fay to the next meeting to discuss the CVA street flooding issues and fire sprinklers.

Fair Market Rents

C. Raskin moved to accept the 2011 HUD Fair Market Rent schedule and was seconded by R. Ashton. Vote: 3-0-0 (2010.77)

Next Meeting

The next meeting was scheduled for 7:00 PM on November 18, 2010 at Bent Park.

Adjourn

C. Raskin moved to adjourn the regular meeting and was seconded by R. Ashton. Vote: 5-0-0 (2010.78)

M. Antes adjourned the meeting at 9:30 PM.

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