

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
October 20, 2011
Cochituate Village Apartments, Wayland, MA

Regular Meeting Minutes

Present: Commissioners: M. Antes, B. Francis, S. Weinstein

Absent: R. Ashton, K. Goodwin

Executive Director: B. Boggia

WHA Tenants Present: C. Blonda, J. Cook, M. Correia, K. Dodge, M. Driscoll, David Fay, D. Fortin, L. Grady, D. Hiltz, E. Nevins, M. Pongratz, G. Rafus, L. T. Ricci, Riendeau, N. Sherman, S. Stanley, L. Stevens, R. Stevens, R. Swartz

Wayland Board of Public Works Commissioner Michael Lowrey

DHCD Attorney Karen Ahlers

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

Public Comment

K. Dodge announced that Rite Aid Pharmacy will now make prescription deliveries to WHA residents. She also noted that there was a break in the Bent Park Community room-someone broke the kitchen bi-fold door. D. Fortin stated her concern about the level of violence at Bent Park as evidenced by the broken picnic table.

Tenant Parking

K. Ahlers distributed a sample parking policy that calls for unassigned tenant parking spaces. Ms. Ahlers made a presentation about parking lots and responded to tenant questions. The Board heard comments from all interested tenants. The Board intends to put tenant parking on the November WHA Board meeting agenda and come to a final decision.

Town of Wayland Water Rates

Wayland Board of Public Works Commissioner Michael Lowrey distributed a spreadsheet showing standard and virtual billing methods to bill water. Bent Park billing works to the price advantage under the standard billing structure because of reduced water usage. The CVA would benefit from a virtual billing method whereby an average house usage is calculated and multiplying the number of units times the water service fee. B. Boggia indicated that the WHA could secure funding for the installation of low-flow toilets as an incentive for the Board of Public Works (BoPW) commissioners. The WHA will meet with the BoPW Commissioners next week to present this proposal.

Minutes

S. Weinstein moved to table the minutes of 8/16/11 and was seconded by B. Francis. Vote: 3-0-0 (2011-44)

S. Weinstein moved to table the minutes of 9/11/11 and was seconded by B. Francis. Vote: 3-0-0 (2011-45)

Bill Warrant

S. Weinstein moved to approve the Bill Warrant for September, 2011 and was seconded by B. Francis. Vote: 3-0-0 (2011-46)

Executive Director's Report

The Board reviewed the Executive Director's report. The following topics were discussed: budget comparatives, Family Self-Sufficiency program grant, the HUD Capital Fund Program Grant, evictions, formation of tenant associations, direct payment of rent, diversity training, smoking sheds, FSS program grant, REAC inspections, Chapter 40B monitoring, and the Nike/Oxbow reported building problems.

Charles Raskin Recognition

The Board set a date of 11/3/11 as the date for Charles Raskin's recognition party.

Other Business

There was no other business.

Next Meeting

Since the Board was not able to get to all of the agenda items an extra meeting was scheduled for 7:00 PM on 10/27/11 at the CVA.

Adjourn

B. Francis moved to adjourn the regular meeting and was seconded by S. Weinstein. Vote: 3-0-0 (2011.47)

M. Antes adjourned the meeting at 9:00 PM.

Attested: _____

Brian E. Boggia, Secretary to the Board