

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
April 19, 2012
Cochituate Village Apartments, Wayland, MA

Regular Meeting Minutes

Present: Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin, Susan Weinstein.
Commissioners Absent: None
Executive Director: Brian Boggia
Wayland Residents: Kathy Dodge, Norman Sherman, David Fay, Sandra Stanley.
CVA Residents: Miriam Andrews, Patricia Cavaretta

Chairman Antes convened the meeting at 7:01 P.M.

Public Comment

Kathy Dodge suggested that the WHA replace the rail fence at Bent Park and paint the benches. K. Dodge suggested that the WHA clean the common hallways on a routine basis.

Bent Park Resident Council (BPRC)

K. Dodge presented the BPRC draft by-laws. The Board made several suggestions on the articles and the election of officers. The Board also commented on stipends for officers of the BPRC. The BPRC will meet with the Mass. Union of Public Housing Tenants to discuss the WHA Board's recommendations and present a second draft at the next WHA Board meeting. K. Dodge also expressed concern about the enforcement of violations to the no-smoking policy and lease enforcement in general.

M. Andrews suggested that the WHA hire a new housekeeper to clean the common areas.

Minutes

K. Goodwin moved to table the minutes of 3/15/12 and was seconded by R. Ashton. Vote: 5-0-0 (2012.13)

Bill Warrant

The Board asked for clarification for several specific invoices to be clarified by B. Boggia. R. Ashton moved to approve the Bill Warrant for March 2012 and was seconded by S. Weinstein. Vote: 5-0-0 (2012.14)

Executive Director's Report

The Board reviewed the Executive Director's report including: budget comparative, annual recertifications, neighbor's complaint about the WHA property line, FSS grant application, and Oxbow affordability monitoring.

Non-Discrimination Policy

The Board reviewed the Non-Discrimination policy. S. Weinstein suggested several changes. K. Goodwin moved to table the review of the WHA Non-Discrimination policy until the next meeting. R. Ashton seconded. Vote: 5-0-0 (2012.15)

Affordable Housing Monitoring

B. Boggia suggested that, because the WHA was new at marketing rental units, that WHA hire a Chapter 40B consultant to review the marketing of the affordable rental units at Wayland Town Center. The consensus of the Board was that this is worthwhile.

Dudley Area Advisory Committee Update

R. Ashton and J. Ducharme updated the Board of the status of the proposed Dudley area affordable housing.

Habitat Stonebridge Affordable Housing

M. Antes reported on activities of Habitat for Humanity in developing 4 units of affordable housing on the Stonebridge Road Site including the passage of ATM Article 22 for addition funding, private fundraising, the permitting process and future groundbreaking.

Other Business

There was no other business.

Next Meeting

The next regular WHA Board meeting was tentatively scheduled for 7:00 PM on May 24, 2012 at Bent Park. This will be the annual meeting.

Adjourn

S. Weinstein moved to adjourn and was seconded by R. Ashton. Vote: 5-0-0 (2012.16)

M. Antes adjourned the meeting at 8:55 PM.

Attested: _____

Brian E. Boggia, Secretary to the Board