

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
May 24, 2012
Bent Park, Wayland, MA

Regular Meeting Minutes

Present: WHA Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin, Susan Weinstein.
WHA Commissioners Absent: None
WHA Executive Director: Brian Boggia, WHA Program Administrator Lynn Poisson
Wayland Residents: Kathy Dodge, Linda Douglas, Paul Engitz, Vincent Galluzo, Leo Grady, Albert Kelley, Lionel Reindeau,, Jerry Rafus, Norman Sherman, Rita Soulia, Sandra Stanley, Liz Stevens, Ray Stevens, Rhoda Swartz, Susan Tobin, Henry Trantham
CVA Residents: Miriam Andrews, Patricia Cavaretta, Mary Doherty, Bonnie MacGillivray
Mass. Union of Public Housing Tenants Margarita Mendez

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

Public Comment

R. Soulia presented M. Antes with a donation certificate for the Habitat For Humanity project in Wayland. The Board expressed thanks to the BPTC for their contribution. K. Dodge asked if it was true that \$100,000 was being spent for parking lot renovations were being done at CVA and not Bent Park where it is needed most. B. Boggia confirmed that a contract estimated at \$100,000 for the renovation to the CVA walkways and entrance was currently out to bid. The money come from a HUD Capital Improvement Fund. Because Bent Park was recently moved from the state to federal portfolio, Bent Park is not eligible to access those funds for five years.

Bent Park Tenant Council (BPTC)

K. Dodge presented the changes to the BPTC draft by-laws and budget as recommended by the WHA Board. There was lengthy discussion about the proposed stipends for BPTC Directors. The WHA Commissioners expressed preference for paying for conferences and training that would benefit the entire community verses paying stipends to a few members. The WHA Board asked the BPTC to submit a detailed budget that specifies which conferences they wish to attend. The BPTC Directors will delete the by-law references to stipends from Article #2.6, remove loans in Article #9, and change Article #6.4 to require a Treasurer's report on the financial status at each tenant meeting. The WHA Board also suggested staggered terms and requiring a quorum of 10% of all tenants in order to call a meeting. K. Goodwin moved to accept the By-Laws of the Bent Park Tenant Council as amended and was seconded by R. Ashton. Vote: 5-0-0 (2012.17) The WHA will write a confirmatory letter of recognition of the BPTC. The BPTC will submit a proposed budget at the next WHA Board meeting.

Bill Warrant

The Board reviewed the Bill Warrant. S. Weinstein moved to approve the Bill Warrant for April 2012 and was seconded by K. Goodwin. Vote: 5-0-0 (2012.18)

Executive Director's Report

The Board reviewed the Executive Director's report including budget comparatives, replacement of the Bent Park rail fence, Section Eight Management Assessment score, and maintenance. The Board instructed B. Boggia to get some quotes to clean the Bent Park hallways.

Nondiscrimination Policy

S. Weinstein submitted edits to the Nondiscrimination Policy. S. Weinstein moved to adopt the Nondiscrimination Policy as amended and was seconded by K. Goodwin. Vote: 5-0-0 (2012.19)

Minutes

R. Ashton moved to accept the minutes of 3/15/12 as amended and was seconded by K. Goodwin. Vote: 3-0-2 (2012.20)

R. Ashton moved to accept the minutes of 3/15/12 as amended and was seconded by S. Weinstein. Vote: 5-0-0 (2012.21)

Foreclosed Homes/Distressed Properties

J. Ducharme moved that she will move forward with an investigation of determining if foreclosed/distressed homes would provide opportunities for affordable housing. K. Goodwin seconded. Vote: 5-0-0 (2012.22)

Dudley Area Advisory Committee Update

The DAAC is moving forward with reappointments to the Committee.

Habitat Stonebridge Affordable Housing

M. Antes reported on the fundraising activities of Habitat for Humanity. ON September 9, a fundraiser will be held at Russell's Garden Center. Habitat received \$5,000 from the Bennett Foundation. Habitat is marketing building blocks for Father's Day as a fundraiser.

Other Business

S. Weinstein will investigate the possibility of using CPC funds for the fire sprinkler system at the Cochituate Village Apartments.

Next Meeting

The next regular WHA Board meeting was tentatively scheduled for 7:00 PM on June 21, 2012 at Wayland Town Building. B. Boggia raised concerns about the high use of water and the possibility of including water as a utility allowance. The Board discussed alternative methods of encouraging water conservation among WHA tenants. B. Boggia will obtain quotes for replacement of the Bent Park rail fence.

Adjourn

R. Ashton moved to adjourn the regular meeting and to immediately convene the Annual Meeting. K. Goodwin seconded. Vote: 5-0-0 (2012.23)

M. Antes adjourned the regular meeting at 8:40 PM.

Attested: _____

Brian E. Boggia, Secretary to the Board

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Annual Meeting Minutes

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WHA Commissioners Absent: None

WHA Executive Director: Brian Boggia, WHA Program Administrator Lynn Poisson

Chairman Antes convened the Annual Meeting at 8:41 P.M.

Public Comment

There was no public Comment

Election of Officers

R. Ashton nominated M. Antes as Chair and was seconded by S. Weinstein. Vote: 5-0-0 (2012.24)

R. Ashton nominated K. Goodwin as Vice-Chair and was seconded by S. Weinstein. Vote: 5-0-0 (2012.25)

R. Ashton nominated S. Weinstein as Treasurer and was seconded by K. Goodwin. Vote: 5-0-0 (2012.26)

Nomination of Representatives to Town Committees

R. Ashton nominated S. Weinstein as the WHA representative to the Wayland Community Preservation Committee and was seconded by K. Goodwin. Vote: 5-0-0 (2012.27)

S. Weinstein nominated Martin Nichols as the WHA representative to the Wayland Housing Partnership Committee and was seconded by J. Ducharme. Vote: 5-0-0 (2012.28) J. Ducharme would like M. Nichols to report to the WHA Board.

Adjourn

S. Weinstein moved to adjourn the Annual Meeting and was seconded by J. Ducharme. Vote: 5-0-0 (2012.29)

M. Antes adjourned the Annual Meeting at 8:50 PM

the particular tenant at issue.