

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**March 26, 2015**  
**Cochituate Village Apartments, 106 Main Street, Wayland, MA**

**Regular Meeting Minutes**

Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin  
Absent: Susan Weinstein  
WHA Staff Present: Brian Boggia and Lynn Poisson  
Bent Park Residents: Beverly Devereux, Denise Fortin, Leo Grady, Jerry Rafus  
Cochituate Village Apartments Residents present: Miriam Andrews, John Pires  
Others Present: Angelo Kyriakides WHA Technical Assistant

Chair K. Goodwin called the meeting to order at 7:03 p.m.

**Public Comment**

There was no public comment.

**Tenant Comment**

Bent Park Resident Denise Fortin asked for a postponement of consideration of the lease changes so that the tenants can further review. She also stated concerns about the enforcement of the smoking policy.

**Public Housing Lease Changes**

Bent Park Resident Denise Fortin asked the Board to postpone passage of the proposed lease changes so that the tenants can have time to review the changes. B. Boggia stated that the WHA had complied with all notice requirements. The insertion of the smoking language was already in effect and signed by all tenants as a lease addendum. The VAWA language in the lease is a HUD requirement. The primary residence requirement was requested by the tenants and was effect in the Bent Park lease prior to federalization. J. Ducharme asked if the group was in favor of the changes. The consensus of the tenants present was that they favored the changes. J. Ducharme move to adopt the primary residence requirement and other public housing lease insertions, R. Ashton seconded, and the motion passed unanimously. (2015.14)

**Cochituate Village Apartments Fire Sprinkler and Alarm System**

WHA Technical Assistant Angelo Kyriakides spoke to the selection of the Engineer and updated the Board on the progress of the engineering and the status of the fire sprinkler feasibility study.

**Minutes**

J. Ducharme moved to table the minutes of 2/19/2015, R. Ashton seconded, and the motion passed unanimously. (2015.15)

**Bill Warrant**

R. Ashton moved to approve the Bill Warrant of February 2015 in the amount of \$78,667.71, M. Antes seconded, and the motion passed unanimously. (2015.16)

**Executive Director's Report**

The Board reviewed the Executive Director's report including the HUD Quality Assurance Division Voucher Management System review, the upcoming HUD REAC inspection, operating budget comparatives, extraordinary expenditures, smoking policy enforcement, Family Self-Sufficiency escrow payment, water consumption, and the smoking policy.

**Accountant's Contract**

M. Antes moved to approve Richard Conlon' contract for fiscal years 2015-2017, J. Ducharme seconded, and the motion passed unanimously. (2015.18)

**Auditor's Contract**

R. Ashton moved to approve John Ross contract for 2015-2017, J. Ducharme seconded, and the motion passed unanimously. (2015.19)

#### Income Limits

M. Antes moved to adopt the HUD income limits for 2015, R. Ashton seconded, and the motion passed unanimously. (2015.19)

#### Chapter 40B Affordable Housing Update

B. Boggia updated the Board on ongoing monitoring of affordable housing units in Wayland, Affordable Housing Working Groups, and the River's Edge.

#### Other Business

The Board discussed the upcoming Town Meeting and housing related warrant articles. There was no other business.

#### Next Meetings

The next regular Board of Commissioners meeting was scheduled for 7:00 p.m. on April 16, 2015 at the Bent Park.

#### Adjourn

R. Ashton moved to adjourn meeting, J. Ducharme seconded, and the motion was approved unanimously. (2015.20)

K. Goodwin adjourned the meeting at 8:55 p.m.

Attested: \_\_\_\_\_  
Brian Boggia, Executive Director