

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
January 19, 2017
Wayland Town Building, 41 Cochituate Road, Wayland, MA

Regular Meeting Minutes

Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin (by phone), Susan Weinstein

Absent: None

WHA Staff Present: Brian Boggia

Tenants Present: None

Others Present: None

The Vice Chair S. Weinstein called the meeting to order at 7:30 p.m.

Public Comment

There was no public comment.

Tenant Comment

There was no Tenant Comment.

Minutes

M. Antes moved to accept the Minutes of 12/15/16 as amended, R. Ashton seconded, and the motion passed unanimously. (2017.01)

Bill Warrant

The Board reviewed the Bill Warrant for December 2016. M. Antes moved to approve the Bill Warrant for December 2016 in the amount of \$93,604.28, J. Ducharme seconded, and the motion passed unanimously. (2017.02)

Unauthorized Occupant Program

K. Goodwin moved to accept the Unauthorized Occupant Policy as amended, M. Antes seconded, and the motion passed unanimously. (2017.03)

Marijuana Lease Addendum

The Board reviewed the draft Marijuana Lease Addendum. It was the consensus of the Board that the current WHA lease already has provisions that pertain to illegal drug use. The Board will issue a notice of clarification of the new marijuana laws to tenants instead of adopting a lease addendum. S. Weinstein will work on a draft.

Conflict of Interest Training

The Town Clerk's memo on Conflict of Interest Law On-Line Training Requirements was discussed. Board members will complete on-line training and submit individual Acknowledgement of Receipt.

Executive Director's Report

The Board reviewed the Executive Director's Report and discussed evictions, vacancy ledger, Section 8 utilization and reserves, and monthly budget comparatives. The Board also discussed the level of operating reserves.

CVA Fire Suppression

B. Boggia updated the Board on the status of the Phase II CVA Fire Sprinkler contract. The third floor will be completed next week. The work has gone smoothly and the tenants have been very cooperative while the work is being done in their apartments.

Capital Improvements

The Board reviewed preliminary plans and cost estimates for the renovation of Bent Park walkways and stair halls.

Housing Proposal for WHA Scattered Sites

B. Boggia reported that all activity to add affordable housing to existing WHA scattered sites is suspended pending submitting an application and approval of HUD.

Other Business

There was no other business.

Topics Not Reasonably Anticipated by the Chair 48 Hours in advance of the meeting, if any.

None.

General Correspondence

The Board reviewed the General Correspondence folder.

Next Meetings

The next regular Board of Commissioners meetings were scheduled for:

7:00 p.m. on February 16, 2017 at the Cochituate Village Apartments.

7:30 p.m. on March 15, 2017 at Bent Park.

Adjourn

J. Ducharme moved to adjourn, R. Ashton seconded, and the motion was approved unanimously. (2016.04)

S. Weinstein adjourned the meeting at 9:14 p.m.

List of Documents Reviewed at the Meeting:

1. Meeting Agenda Packet
2. Draft Minutes
3. Bill Warrant
4. Unauthorized Occupant Policy
5. Marijuana Lease Addendum
6. Executive Director's Report
7. Bent Park Renovation Plans

Attested: _____

Brian Boggia, Executive Director