



## *West Boylston Housing Authority*

87 MAPLE STREET - ORCHARD KNOLL  
WEST BOYLSTON, MASSACHUSETTS 01583  
(508) 835-6060

### MINUTES OF THE APRIL 9, 2008 BOARD OF COMMISSIONERS MEETING HELD AT 87 MAPLE STREET, ORCHARD KNOLL, AT 7:00 P.M.

#### MEMBERS PRESENT:

Joan Welsh, Chairman  
Paul Menard, Asst Chairman  
Eva Gambaccini, Treasurer  
Emily Witkus, Secretary

#### MEMBERS ABSENT:

Richard Duguay, Asst Treasurer

#### OTHERS PRESENT:

Anita Sullivan, Executive Director

The Regular Meeting of the Board of Commissioners was called to order at 7:10 p.m. by Chairman, Joan Welsh.

#### New Business:

The Town elections were held and Emily Witkus was elected to a four year term expiring in 2012. The Board congratulated Emily.

Eva Gambaccini made a motion to accept a new slate of officers for the coming year as follows:

Paul Menard, Chairman  
Eva Gambaccini, Asst Chairman  
Richard Duguay, Treasurer  
Emily Witkus, Asst Treasurer  
Joan Welsh, Secretary

Emily Witkus seconded the motion. All in favor.

Paul Menard presided over the meeting as the new Chairman.

#### Unfinished Business:

The Elder Meals program continues to be run from the community room. More Orchard Knoll residents are attending than would otherwise attend if held at a different location. There are little increased costs or burdens caused by running the program from the Housing Authority. Now that the Lease for the building has been improved the necessary renovations are underway.

The Board members continue to assess how the Authority will best serve the West Boylston community and will form a mission statement when the direction is clearly defined.

We were again sent a letter from Leon Gaumond, Town Administrator requesting we appoint a Board member or appoint a person to sit on the Community Preservation Committee to act on the Housing Authority's behalf. Joan had mentioned an interest. Anita will try to contact the head of the Conservation Committee and get more information for Joan.

Anita has not been contacted by the Housing Task Force in regards to the Angell Brook affordable units. Anita offered assistance and will wait to be contacted.

#### Maintenance Report

Chuck was involved in an accident with the truck on a sleeting afternoon. The repairs are scheduled to be made at Menards Auto Body in a couple of weeks.

The cost for "ice melt" was huge this winter. We do receive a discount from Jerry's but buy it only as needed as there is not place to store it. Chuck has talked to the DPW and they have said they would supply the sand/salt mix for the property free of charge. He has gotten an estimate to put a sander on the tractor for about \$1200. A discussion followed in regards to the mess the sand makes and how it will be removed every year. Additionally it was noted that the sand/salt mix ruins the lawns and sidewalks. This issue will be discussed again in the Fall.

Chuck and John have begun to clean up the lawns but Chuck has been sick with Cellulitis so not much progress has been made.

For several years we have requested the Town sweep Orchard Knoll roads. There is so much sand that is dangerous for the kids riding bikes and even walking on it is tricky. Every year we are told that we will have to wait til the end of the year, as we are a private road and then it never gets done. This year Anita will contact Leon and use the weight of hosting the senior center as leverage.

Anita received a work order request about drapes at Foster St. Although Chuck has not gone there to respond to the request, so we aren't certain about the nature of the call, both Anita and Chuck are unsure about who maintains things like the drapes and furnishings. Anita will review the Lease and this discussion will be continued at the next meeting.

#### Executive Director's Report

The April 2008 NAHRO Newsletter was reviewed and discussed.

The April 2008 checks were signed and distributed for the Board's review.

The Signature cards will have to be signed again at the Clinton Savings Bank. Anita will set up everything with the bank and the Board members will have to go to the bank, present their Identification and sign the card. Anita will call the members when this process is ready.

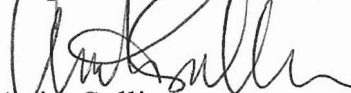
Review & Approval of Minutes

Joan Welsh made a motion to accept the minutes of the Regular Board Meeting held March 5, 2008. Eva Gambaccini seconded the motion. All in favor.

Adjournment

Eva Gambaccini made a motion to adjourn the meeting at 8:10 p.m. Joan Welsh seconded the motion. All in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anita Sullivan", written over a light gray rectangular background.

Anita Sullivan

Executive Director