

Housing Authority

MINUTES OF THE MARCH 11, 2009 BOARD OF COMMISSIONERS MEETING  
HELD AT 87 MAPLE STREET, ORCHARD KNOLL, AT 7:00 P.M.

MEMBERS PRESENT:

Paul Menard, Chairman  
Eva Gambaccini, Asst Chairman  
Emily Witkus, Asst Treasurer

MEMBERS ABSENT:

Richard Duguay, Treasurer  
Joan Welsh, Secretary

OTHERS PRESENT:

Anita Sullivan, Executive Director  
Janet Ash, Candidate for Board

The Regular Meeting of the Board of Commissioners was called to order at 7:08 p.m. by Asst Chairman, Paul Menard.

New Business:

The proposed merger of DTA (Dept of Transitional Assistance) & DHCD and how local Housing Authorities might be effected was discussed. The State is seeking solutions to the homeless issue. The Local Housing Authorities do not want to be a clearing house for the Dept's unqualified applicants. NAHRO is working with the State to ensure Tenant Selection Regulations continue to be followed. A final determination has not been made.

As everyone is aware Janet Ash is running against Joan Welsh for the Board. It is important to note that no matter who shall win the seat that other positions may be vacated in the near future. Paul Menard has requested Anita contact DHCD to get clarification on the procedures for an appointment to replace him. Anita has contacted her Management Rep but hasn't received an answer to date. Eva Gambaccini may be interested in being appointed depending on the process.

Anita has completed a rough draft of information about the Housing Authority for the website.

Unfinished Business:

The Board members continue to assess how the Authority will best serve the W. Boylston community and will form a mission statement when the direction is clearly defined. Anita has only been able to get one bid in regards to a Laundry Contact. Anita would

like to obtain one more bid before a vote to choose the contractor. A registered letter will be sent to Arthur Rossi of Automatic Laundry cancelling the contract.

#### Maintenance Report

The prison work program have been at Orchard Knoll a total of two weeks to paint the hallways, railings and two apartments. It was brought to the Board's attention that paint was spilled on the rug in Bldg 27 and one railing hadn't been painted. Anita will check the hallways and make certain the work is completed before the workers leave the premises if possible. If not Chuck will do the necessary completion.

Anita has also submitted a request to the prison program for assistance with the clean up of the grounds. The Supervisor said the men could carry the debris to a chipper but would be unable to operate it. It is unclear whether a chipper can be used with the beetle situation. Anita will get clarification before the next meeting.

There is extensive damage to trees and no money in our budget to remove trees. It was suggested that a plan be devised to get different prices on removing those most in need, (The branch leaning on Bldg 7 and on the back of the garage) and then bids in order of most critical after that.

The 667 units were inspected on March 5, 2009. The purpose is to complete the Statewide assessment of all units.

#### Executive Director's Report

The March 2009 NAHRO newsletter was reviewed and discussed.

The March 2009 checks were signed and distributed for the Board's review.

#### Review & Approval of Minutes

Eva Gambaccini made a motion to accept the minutes of the Regular Board Meeting held February 11, 2009 with the attendance changes that were noted. Richard Duguay seconded the motion. All in favor.

#### Adjournment

Eva Gambaccini made a motion to adjourn the meeting at 7:55. Emily Witkus seconded the motion. All in favor.

Respectfully submitted,

Anita Sullivan

Executive Director