

Housing Authority

MINUTES OF THE JUNE 3, 2009 BOARD OF COMMISSIONERS MEETING HELD  
AT 87 MAPLE STREET, ORCHARD KNOLL, AT 7:00 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Richard Duguay, Asst Chairman  
Joan Welsh, Asst Treasurer

OTHERS PRESENT:

Anita Sullivan, Executive Director

The Regular Meeting of the Board of Commissioners was called to order at 7:05 p.m. by Chairman, Eva Gambaccini.

New Business:

Anita attended the Seacrest Seminar on May 18<sup>th</sup> & 19<sup>th</sup>. The most pressing News was that the Senate Budget would underfund subsidy at 65.3 million dollars. The Governor originally requested 71.3 million. The number means a cut of more than 6% on LHA operating budgets beginning July 1, 2009. This while rent revenues are down and expenses such as mandated wage rates, benefits, insurance, pensions and utilities increase. It was doubtful that even the 71.3 million proposed by the governor would be sufficient, but the 65.3 million will cause reductions in staff, longer unit turn around time, and continued deterioration of units. Many family units will not be re-occupied and will be boarded up.

Another issue discussed was the Dept of Transitional Assistance merge with DHCD. The merge will happen but concerns that LHA's are having will be addressed before policy will be developed.

DHCD has began the capital planning seminars. The amount of funding is still in question.

There is a meeting with the Town Wide Planning Committee on September 1, 2009. It will be a joint meeting with the Housing Authority and Housing Task Force. That is the evening before the regular Housing Authority Board Meeting.

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 sent a letter of cancellation to Automatic Laundry and will contact Yankee Equipment to install machines on or about June 15<sup>th</sup>. There are issues with the timing of the cancellation of the contract. Anita has sent the contract to the attorney, Karen Ahlers for her review.

Anita is gathering bids for replacement of the roofs on the 667-1 and 705-1 developments. All of the shingles are original and the buildings were built in 1983. Anita will have bids and pictures prepared for the September Board meeting and the application can be filed with the Community Preservation Board.

A resident was inquiring about Direct TV. Anita checked with other Directors at Seacrest to see what the policies were in regards to Direct TV. All Directors would not allow Direct TV at their Authorities, as each unit must have a dish.

#### Maintenance Report

Termites were discovered in one of the walls of the family units, Apt #9. The treatment with a 2 year guarantee was \$2000. This would be to treat Apt #9 & #10. There has not been a report received yet.

Chuck and John are continuing with Spring cleanup. The pile of debris that was at the front of the property was moved into the area behind the garage. Traffic leaving the property was having their view obstructed with the pile of debris, so Chuck moved it.

#### Executive Director's Report

The June 2009 Newsletter was reviewed and discussed.

The June checks were reviewed and signed.

#### Review & Approval of Minutes

Paul Menard made a motion to accept the minutes of the Regular Board Meeting held May 6, 2009. Emily Witkus seconded the motion. All in favor.

#### Adjournment

Paul Menard made a motion to adjourn the meeting at 7:35. Emily Witkus seconded the motion. All in favor.

Respectfully submitted,

Anita Sullivan  
Executive Director