

MINUTES OF THE REGULAR MEETING

June 10, 2008

The SHA met in open session 55 Hudson Road, Sudbury, at 7:00 p.m. Those present were: Chairperson: Kaffee Kang; Vice Chair: Sherrill Cline; Treasurer: Lydia Pastuszek; Assistant Treasurer: DeBorah Sonnenschein; Associate Members: Sheila Cusolito & Judith Deutsch; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of the meeting of April 30 2008 was made by D. Sonnenschein, seconded by S. Cline, and unanimously approved.

2. CHECKS: A motion to approve the checks written in April and May was made by S. Cline, seconded by L. Pastuszek, and unanimously approved.

3. QUARTERLY REPORT: It was decided to wait until the SHA's accountant can clarify questions regarding the SHA's status as a "surplus" Authority, before approving the report.

UNFINISHED BUSINESS:

Redevelopment Project: Taylor & Burns provided the Concepts Submission to DHCD on 6/3. Within the next month, a meeting will be held to review the submission. The proposed 3-bedroom unit is slightly larger than the SHA's existing duplexes, while the 2 bedroom units are slightly smaller than the 2-bedroom existing units.

It was decided that at the meeting with abutters, which follows this Board meeting, K. Kang will meet with abutters of the Landham property to request input on the site plan, and the following members will meet with other abutters for the same purpose: S. Cline: 56 Great Road; L. Pastuszek: 11 Ford Road; D. Sonnenschein: 19 Greenwood Road; J. Deutsch & S. Cusolito: 41 Great Road.

CPA Committee: The Committee will meet next in September.

Housing Trust: L. Pastuszek reported having attended two meetings and discussed possible property purchases.

NEW BUSINESS:

4. Election: A motion was made by L. Pastuszek, seconded by D. Sonnenschein and unanimously approved to elect the following officers:

Chairperson: Sherrill Cline
Vice Chair: Lydia Pastuszek
Treasurer: DeBorah Sonnenschein
Asst. Treasurer: Steven Swanger
Member: Kaffee Kang

5. List Closing: A motion was made by L. Pastuszek, seconded by D. Sonnenschein, and unanimously approved to close the 4-bedroom waiting list, effective immediately. Four of the five SHA 4-bedroom houses are slated to be demolished during the next year, and the SHA currently has eleven families on the waiting list, with ten being non-local. In addition, two large families in the houses to be razed will need to be transferred to large units.

6. Air Conditioner Policy: A motion was made by L. Pastuszek, seconded by D. Sonnenschein and unanimously approved to change the SHA's Air Conditioner policy to prohibit the routine installation of two air conditioners in any first floor unit at Musketahquid Village.

Habitat Build Day: SHA members are interested in participating in the construction of the Habitat house on Dutton Road, on an unspecified date in the fall.

SHA Liaison: The Selectmen's liaison to the SHA is again Larry O'Brien.

DIRECTOR'S REPORT:

Eviction: An Agreement for Judgment was made at court on 5/8 for the family at 56 Fairbank.

Small Claim: A Payment Review was held at court on 5/28 in the case of the family that moved from 42 Fairbank, and lost its claim for damages on 2/14.

Small Claim #2: SHA has filed a claim against a 667 tenant who moved out owing \$2,436 in back rent.

Annual NAHRO Conference: J. Howe attended the following workshops: State Public Housing (Real Budgets, Program Enhancements & Goals for the Future), DCHD's Capital Planning program, Practical Approaches of Saving Energy & Water, Small Authority Issues, Program-Based Section 8s, and Solar Water Heating.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director