



# Town of Sudbury

*Sudbury Housing Trust*

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## Sudbury Housing Trust

### Minutes

September 26, 2017

8AM

Silva Conference Room Flynn Building,  
278 Old Sudbury Rd

Present: Lydia M. Pastuszek, Chair; Kelley Cronin; Cynthia Howe; Susan N. Iuliano; Andrew Kaye and Robert Morrison.

Others present: Elizabeth Rust, Meagen Donohue and Leonardi Aray.

### Welcome and Announcements

#### 1. Minutes

- Approve the regular meeting minutes of 8/9/17

Motion made, seconded and voted to approve the minutes unanimously.

#### 2. Finances

- FY17 Audit

The Auditors reviewed the Trust financial and procedural documentation and prepared a draft report that has no issues or questions. When a final report is available it will be shared with the Trust.

- VOTE to ratify the July and August transactions

The Board move to ratify July, 2017 and August, 2017 transactions.

- VOTE to accept Pine Hill Bedford contract

Ms. Rust presented a contract for four (4) units for Pine Hill in Bedford for the Trust consideration. Motion made, seconded and voted to approve Pine Hill Bedford contract.

#### 3. Maynard Road – Project Update

- Construction – progress

Mr. Aray updated the Trust about 278 Maynard Road, Eversource did their part of the electrical installation, the next step is to conclude the site work.

- Marketing – closings planned

Buyers for the units have been approved, and P&S contracts are in process. Closings to be scheduled once the units are ready.

- Completion planning

There is draft of condominium documents, Trust Master Deed and Rules. Kelley Cronin offered

to help the Trust with the review of the condominium documents.

Ms. Howe suggested writing a manual for septic maintenance and care as well.

Once the project is complete the Trust will send out a press release, perhaps with a video and a dedication.

Two of the buyers are interested in solar panels, Mr. Morrison offered to sit-down with them to provide more information about the sign up program once they have settle in their new homes.

#### 4. Home Preservation – Home review, Next home

A letter was send out to the owners of the various properties in town purchased under the home preservation program. The Trust brainstormed about how to proceed, perhaps new home inspection reports to prioritize the areas in need of repair. The trust will ask a home inspector to inspect all homes and at a future Trust meeting the trust will vote to authorize the repairs needed. Two home owners did not reply to the letter and the Trust will follow up with them once more.

#### 5. 2018 CPA Request – Due November 6, 2017

The Trust agrees that they will ask for CPA money to possible purchase a home preservation program, create new unit and maintain existing units. The request will be review at the Trust next meeting.

There being no further business, the meeting was adjourned at 9:05