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MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting

Town Hall, Room 1

December 19, 2011

1. Attendance: The attendance was taken at 6:00 P.M. Commissioners Sallye Bleiberg, Charles Lavery, Donna Brescia and Don Becker were present. Also present was the Executive Director, Donna Hamilton; WCI – Work, Community, Independence, CEO Nancy Silver Hargreaves; Anne Allen, League of Women Voters; Erik Rhodin, Vincent Stanton and Penelope Moore. Commissioner Leo Saidnawey was absent.
2. Open Forum: There was no discussion under Open Forum this month.
3. Reading and Approval of the Minutes of the Meetings:

-November 28, 2011 Regular Meeting: A motion was made by Donna Brescia, seconded by Charles Lavery, to approve the minutes of the November 28, 2011 Regular Meeting. The vote was unanimous (4).
4. Bills and Communications:

Revolving Fund: Checks #909 through #946: A motion was made by Donna Brescia, seconded by Don Becker, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (4).

4001:

MRVP – AHVP: Checks #41 and Check #42: A motion was made by Donna Brescia, seconded by Don Becker, to approve the checks on the MRVP-AHVP Warrant. The vote was unanimous (4).

689-1:

Section 8: EFT 12/1/2011: A motion was made by Donna Brescia, seconded by Don Becker, to approve the Section 8 EFT. The vote was unanimous (4).
5. Executive Director's Report: No discussion this month.
6. Agenda Items for Board Vote:
 1. Vote to Approve Contract for Electrical Service Upgrade at Belmont Village: A motion was made by Donna Brescia, seconded by Don Becker, to approve the Contract for the low bidder, J. Roia Electrical, Inc. The vote was unanimous (4).

7. Report of Committees:

1. Belmont Housing Trust: No discussion this month.

8. Unfinished Business:

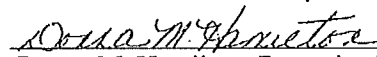
1. Meeting with Erik Rhodin/Discussion of Royal Road Proposal: After a presentation was made by Erik Rhodin concerning the proposed temporary relocation of the Thomas Clark house to Royal Road, the board reviewed the proposal and opened the discussion for further comments. Work, Community, Independence, CEO, Nancy Silver Hargreaves addressed some issues of concern about the relocation. Upon further review, it was decided that the board could not support the proposed relocation as it would create resident safety issues. The vote was unanimous (4).
2. Waverley Oaks Trapelo Road Sidewalks: It was agreed that the authority could sign the Right of Entry Agreement that would enable the Town to enter Belmont Housing Authority property in connection with the reconstruction of Trapelo Road and Belmont Street.
3. Vacancy and Turnover Procedures: The Director will continue to meet with the Maintenance Supervisor and the Tenant Selection Coordinator on a monthly basis and the board will continue to receive monthly reports.
4. Discussion of Solar Installations for Belmont Housing Authority Developments: Commissioner Don Becker suggested that the Director contact dhcd to find out the status of the information that had been sent for their review.
5. Discussion of Developing a List of Community Preservation Projects: The board briefly discussed the list of community preservation projects. Commissioner Donna Brescia suggested that the proposed ramp in front of the Community Building at Sherman Gardens Apartments be added to the list for further consideration.
6. Discussion of DHCD Budget Certification: Since the issue was still being addressed by MassNAHRO the board agreed to continue the discussion at the next meeting.

9. New Business:

1. Vote to Approve Section 8 Utility Allowances and Payment Standards: A motion was made by Donna Brescia, seconded by Don Becker, to approve the new Section 8 Utility Allowances and Payment Standards. The vote was unanimous (4).
2. Discussion of HAI Insurance Correspondence: The board agreed that the authority should follow-up on this matter for further review.

10. Next Meeting: The board agreed that the January meeting would be held in the Town Hall at 6:00 p.m. on Monday, January 23, 2012.

11. Adjournment: A motion was made by Donna Brescia, seconded by Don Becker, to adjourn the meeting at 7:50 p.m. The vote was unanimous (4). Upon a roll-call vote, the board voted to convene in executive session to discuss maintenance union negotiations and that the open session would not reconvene at the close of the Executive Session.


Donna M. Hamilton, Executive Director

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