

MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting
October 27, 2008

59 Pearson Road

1. Attendance: The attendance was taken at 6:15 P.M.
Commissioners Don
Becker, James Murphy, Sallye Bleiberg, Ann Verrilli and Leo Saidnawey
were present. Also present were the Executive Director,
Donna Hamilton;
Anne Allen from the League of Women Voters; residents of
Belmont
Village; Mark Bernard and Walter Carmichael.
2. Meeting with Residents of Belmont Village: A resident asked
about the
possible installation of Verizon cable and it was agreed that
the
Director would send the board a copy of a letter that had
been drafted
with regard to this matter.
3. Executive Session:
 - Union Meeting: Upon a roll-call vote, the board
unanimously voted
(5) to adjourn into executive session for the purpose of
discussing union negotiations and then reconvene in open
session for the remainder of the meeting. In open
session, it was agreed that
the contract language concerning overtime call
back(s) should reflect the fifteen (15) minute increments.
Contingent upon the
specified language change, the board unanimously voted
(5) to authorize the Chairman, Commissioner Leo
Saidnawey, to execute
the AFSME Agreement that will be in effect from July 1,
2008 to
June 30, 2010.
4. Reading and Approval of the Minutes of the Meetings:

-September 22, 2008 Regular Meeting: A motion was made by
Sallye
Bleiberg, seconded by James Murphy, to approve the minutes
of this
meeting. The vote was unanimous (5).

5. Bills and Communications:

Revolving Fund: Checks #13553 through #13633: A motion was made by James Murphy, seconded by Sallye Bleiberg, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (5).

4001:

MRVP-AHVP: Checks #1579 and #1580: A motion was made by James Murphy, seconded by Sallye Bleiberg, to approve the checks on the MRVP-AHVP Warrant. The vote was unanimous (5).

689-1:

Section 8: EFT - 10/1/2008: A motion was made by James Murphy, seconded by Sallye Bleiberg, to approve the Section 8 EFT. The vote was unanimous (5).

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6. Agenda Items for Board Vote:

7. Executive Director's Report:

1. BHA Website: The Director contacted the Webmaster so that the website can be found more easily. **The Chairman, Commissioner Leo Saidnawey, will also speak to the BHA Webmaster about the metadata information.**

2. Beaverbrook Step: The Director confirmed that this plan would include a provision to incorporate other project-based housing in the future. After the Consultant(s) has been hired, Commissioner Ann Verrilli requested to meet with them to discuss the components of the

plan. **The Director will be meeting with Bernie Stewart after returning from vacation.**

3. DHCD Mixed-Finance Program Planning Grant: Commissioner Ann Verrilli told the board that the projects presently being funded are those that can add new units and have a high priority in terms of need.

- Vacancies: **The Tenant Selection Coordinator will provide the board with a copy of each inspection category for poor, fair and good.**

2 Blood Pressure Clinics: **The Director will send out a survey to the residents to determine how many would be interested in the on-site blood pressure clinics.** The Director will be authorized to spend up \$100.00 per week on the clinics.

6. Update on Modernization Projects/Discussion of Fire Alarms at Sherman Gardens Apartments: A motion was made by James Murphy, seconded by Don Becker, to approve the \$1200.00 expenditure to upgrade the alarms to a Class A System and pay Jupiter Electric for final completion in the amount of \$11,177.25 contingent upon the installation of the Class A System. The vote was unanimous (5).

8. Report of Committees:

3 Belmont Housing Trust: No new information this month.

9. Unfinished Business:

3 Format for Resident Survey: The board agreed to continue to use the present format for the resident survey information.

9. Unfinished Business (continued):

1. Format for Resident Survey (continued): **The survey for next year will also ask residents at Belmont Village to indicate the area in which they live by street rather than a specific address. The survey for the elderly developments will include the building address.** The responses to the current survey also indicate that most of the residents feel that the developments are safe.

10. New Business:

3 Vote to Approve HUD Fair Market Rents: A motion was made by James Murphy, seconded by Don Becker, to approve the HUD Fair Market Rents. The vote was unanimous (5).

• Vote to Approve DHCD Income Limits and FMRs: A motion was made by Sallye Bleiberg, seconded by Don Becker to approve the DHCD Income Limits and FMRs. The vote was unanimous (5).

• Contract for Hurley, O'Neill & Company, P.C.: A motion was made by Sallye Bleiberg, seconded by Don Becker, to approve the contract for Hurley, O'Neill & Company, P.C. The vote was unanimous (5).

• Landscape Company for Trapelo Road: **The Director will contact AI about the leaves at Waverley Oaks Apartments.**

5. Letter of Support for Regional Network Innovations to End Homelessness RFR: A motion was made by Sallye Bleiberg, seconded by Don Becker, to submit the letter of support. The vote was unanimous (5). **The Director will fax the proposed letter to Cambridge Housing Authority by October 28th.**

11. Next Meeting: The next meeting will be held on Monday, November 17th,

at Sherman Gardens Apartments. The Director will also contact the BHA

Fee Accountant to attend this meeting.

12. Adjournment: A motion was made by James Murphy, seconded by Don Becker,

to adjourn the meeting at 7:40 P.M. The vote was unanimous (5).

Executive Director

Donna M. Hamilton,

a true copy