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MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting

Town Hall, Room 1

September 28, 2015

1. Attendance: The attendance was taken at 5:30 P.M. Commissioners Donna Brescia, Charles R. Lavery, III, Gloria Leipzig, and Leo J. Saidnawey were present. Also present were the Executive Director, Donna Hamilton, Russell Leino and neighbors of Clark Lane.

2. Open Forum: There was no discussion under Open Forum this month.

3. Reading and Approval of the Minutes of the Meetings:

-July 27, 2015 Regular Meeting: The July 27, 2015 Minutes were tabled until the Regular Monthly Meeting in September.

4. Bills and Communications:

Revolving Fund: Checks #3246 through #3334 (#3245 Voided): A motion was made by Leo J. Saidnawey, seconded by Gloria Leipzig, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (4).

4001:

AHVP: Check #115 and #116: A motion was made by Leo J. Saidnawey, seconded by Gloria Leipzig, to approve the checks on the AHVP Warrant. The vote was unanimous (4).

689-1:

Section 8: EFT's 8/1/2015 and 9/1/2015: A motion was made by Leo J. Saidnawey, seconded by Gloria Leipzig, to approve the Section 8 EFT's. The vote was unanimous (4).

5. Executive Director's Report:

1. PHA Plan: The board had no revisions to the Federal Five-Year and Annual PHA Plan.
2. FY 2016 Budgets: The board agreed that the FY 2016 Budget meeting would be held at the next regular meeting in September.
3. Contractor Prices: The Acting Maintenance Supervisor will be getting prices for contracted labor as previously discussed.
4. Water and Utility Costs: The board will continue to review the water and utility costs in connection with potential energy savings programs.
5. CPC: The Director will attend the next CPC meeting to discuss the schedule for the interior wiring project at Belmont Village.
6. COA: The authority will provide an office to the new Social Worker from the COA at Waverley Oaks Apartments if needed.
7. Sherman Gardens Basements: The authority will be working with a structural engineer to verify if there is a problem in some of the basement areas at Sherman Gardens.

6. Agenda Items for Board Vote:

1. Certificate of Substantial Completion for Quinn Electrical Services: A motion was made by Leo J. Saidnawey, seconded by Charles Lavery, to approve the Certificate of Substantial Completion for Quinn Electrical Services. The vote was unanimous (4).
2. Certificate of Final Completion for Quinn Electrical Services: A motion was made by Leo J. Saidnawey, seconded by Charles Lavery, to approve the Certificate of Final Completion for Quinn Electrical Services. The vote was unanimous (4).

7. Report of Committees:

1. Belmont Housing Trust: Commissioner Gloria Leipzig reported that the affordable housing buyer lottery would be in early November.
2. Community Preservation Committee:

8. Unfinished Business:

1. Bike Path: The Chair of the Community Bike Path Committee indicated that the new committee would be reviewing resident concerns and legal issues pertaining to the proposed bike path. The board of commissioners expressed their concern with regard to the safety of families and children at Belmont Village that had been addressed in the previous letter to the Board of Selectmen. The board also asked about a feasibility study and the number of residences that would be affected by the bike path. Some of the abutters from Clark Lane indicated that there are twelve residences along the proposed bike path route. The board also expressed their concerns about the potential for increased crime, and resident parking changes at Belmont Village that might reduce the number of parking spaces for residents and eliminate street parking for residents. The board further discussed holding a meeting with residents and the previously discussed survey to the residents. Any proposed changes to the Belmont Village parking lot should also include a survey of the number of spaces.

The board expressed additional concerns for the handicapped parking and access to Clark Lane. There was also some further discussion about the possibility of sending a housing authority representative to bike path committee meetings.

2. Metro West Development Collaborative: The board discussed the proposed meeting with Belmont Village residents that would either be held on October 16th or possibly the 17th. The meeting would be to discuss suggestions for design changes for Belmont Village if funding should become available.

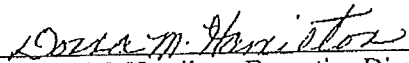
8. Unfinished Business (Continued):

3. Waverley Oaks Community Room Dedication: The board discussed the possibility of the dedication ceremony to be held in or around February.
4. Board Resignation: The board decided that each commissioner would bring the names of two potential candidates to the next board meeting.

9. New Business:

10. Next Meeting: The board agreed that the next regular meeting would be held in the Town Hall at 5:30 p.m. on Monday, October 26, 2015.

11. Adjournment: A motion was made by Donald Becker, seconded by Leo J. Saidnawey, to adjourn the regular meeting at 6:50 p.m. The vote was unanimous (4).


Donna M. Hamilton, Executive Director

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