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MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting

Town Hall, Room 2

December 16, 2013

1. Attendance: The attendance was taken at 6:00 P.M. Commissioners Charles Lavery, Leo J. Saidnavey, Gloria Leipzig, Donald Becker and Donna Brescia were present. Also present were the Executive Director, Donna Hamilton; Belmont Housing Authority Fee Accountant, Rick Fenton; and Anne Allen from the League of Women Voters.

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

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

-November 25, 2013 Regular Meeting: A motion was made by Leo Saidnavey, seconded by Don Becker, to approve the Minutes of the November 25, 2013 Regular Meeting. The vote was unanimous (5).

4. Bills and Communications:

Revolving Fund: Checks #2177 through #2240: A motion was made by Don Becker, seconded by Gloria Leipzig, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (5).

4001:

MRVP - AHVP: Checks #91 through #92: A motion was made by Leo Saidnavey, seconded by Gloria Leipzig, to approve the checks on the MRVP-AHVP Warrant. The vote was unanimous (5).

689-1:

Section 8: EFT 12/1/2013: A motion was made by Leo Saidnavey, seconded by Gloria Leipzig, to approve the Section 8 EFT. The vote was unanimous (5).

5. Executive Director's Report:

1. Council on Aging: As a follow-up to a request for a meeting from the Belmont Council on Aging the board agreed that it would be on the agenda for the next regular housing authority meeting in January. The Council on Aging had indicated that they would like to meet with the housing authority to discuss Community Preservation funds being utilized for housing authority elderly developments.

6. Agenda Items for Board Vote:

1. Vote to Approve Change Order 1 for Belmont Village Underground Cables: A motion was made by Leo Saldnawey, seconded by Donna Brescia, to approve Change Order 1 to add eight (8) circuit breakers for eight (8) dryer outlets at Belmont Village. The vote was unanimous (5).

7. Report of Committees:

1. Belmont Housing Trust: Because the proposed CPA project for the authority was approved by the Community Preservation Committee the authority will be attending other committee meetings in relation to the proposed electrical upgrade at Belmont Village.
2. Community Preservation Committee: The Director will compile information concerning the approved dhed formula funding projects with respect to the estimated cost and the number of projects.

8. Unfinished Business:

1. Discussion of MassNAHRO Reform Legislation: The board briefly discussed the proposed MassNAHRO Reform Legislation that would provide other alternatives to the regionalization legislation that is also currently being proposed.
2. Discussion of Meeting with Legislators to Discuss Housing Issues: The board agreed that Senator Will Brownsberger and State Representative Dave Rogers would be contacted to attend the next board meeting to discuss some of the recent housing issues that include the regionalization of state public housing. The board agreed that the meeting would be held on either January 27, 2014 or January 29, 2014.

9. New Business:

1. Budget Meeting: In relation to the proposed FY 2014 budget for the Belmont Housing Authority, Rick Fenton, provided the board with an overview of the current financial status of the programs. Pursuant to the FY 14 budget guidelines, the spending level can be increased up to 9% however, the authority should try to maintain a target reserve level so that it does not have to rely on reserves for non-routine expenses, other than what the authority is able to save in any given year. A motion was made by Donna Brescia, seconded by Don Becker, to approve the budgets as presented. The vote was unanimous (5).
10. Next Meeting: The board agreed that the next board meeting would be held in the Town Hall at 6:00 p.m. on either Monday, January 27<sup>th</sup> or Wednesday, January 29<sup>th</sup> subject to the availability of Senator Will Brownsberger and State Representative Dave Rogers.

Regular Meeting.

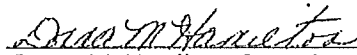
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December 16, 2013

11. Adjournment: A motion was made by Don Becker, seconded by Donna Brescia, to adjourn the meeting at 6:55 p.m. The vote was unanimous (5). Upon a roll-call vote, the board voted to convene in executive session to discuss union negotiations and not to reconvene in open session at the close of the executive session. The vote was unanimous (5).

12. Executive Session:

I. Union Negotiations

  
Donna M. Hamilton, Executive Director

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