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MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting

Town Hall, Room 1

October 28, 2013

1. Attendance: The attendance was taken at 6:00 P.M. Commissioners Charles Laverty, Leo Saidnawey, Donna Brescia, Gloria Leipzig and Don Becker were present. Also present were the Executive Director, Donna Hamilton, Matt Sullivan 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:

-September 23, 2013 Regular Meeting: A motion was made by Leo Saidnawey, seconded by Donna Brescia, to approve the Minutes of the September 23, 2013 Regular Meeting. The vote was unanimous (5).
4. Bills and Communications:

Revolving Fund: Checks #2071 through #2139 (Check # 2100 Voided): A motion was made by Leo Saidnawey, seconded by Donna Brescia, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (5).

4001:

MRVP – AHVP: Checks #87 through #88: A motion was made by Leo Saidnawey, seconded by Donna Brescia, to approve the checks on the MRVP–AHVP Warrant. The vote was unanimous (5).

689-1:

Section 8: EFT 10/1/2013: A motion was made by Leo Saidnawey, seconded by Donna Brescia, to approve the Section 8 EFT. The vote was unanimous (5).
5. Executive Director's Report:
 1. Checks: The Director confirmed that the legal expenses for pets were due to violations of the Belmont Housing Authority Pet Policy and that the landscape expenses were due to the current lack of maintenance staff.
 2. Contract for Steps at Sherman Gardens Apartments: The board approved the Contract for Financial Assistance that would enable the authority to be reimbursed by dhcd for funds in the amount of \$8,516.00 for previous step replacement work at Sherman Gardens Apartments.

6. Agenda Items for Board Vote:

1. Vote to Approve Transfer of Section 8 Funds to Watertown Savings Bank: A motion was made by Donna Brescia, seconded by Leo Saidnaway, to transfer Section 8 funds from Bank of America to Watertown Savings Bank. The vote was unanimous (5).

7. Report of Committees:

1. Belmont Housing Trust: Commissioner Gloria Leipzig requested to have the board consider submitting a letter of support for the Belmont Housing Trust in connection with the Community Preservation Application. A motion was made by Leo Saidnaway, seconded by Don Becker, to approve the letter as presented. The vote was unanimous (5).

8. Unfinished Business:

1. CPC Projects: The Director confirmed that the Belmont Housing Authority's CPA for additional electrical upgrades at Belmont Village would be submitted by November 1st. The funding would incorporate upgrades for approximately a third of the development. The Director also confirmed that as of October 28th the work on the underground cables at Belmont Village that were previously funded through CPC last year is presently substantially complete.
 2. Discussion of Meeting Dates for Rick Fenton: The board decided that the budget meeting with Rick Fenton would be held on November 25, 2013. Commissioner Gloria Leipzig also suggested that the board discuss the mandatory audits that will be required in FY 14 during the same budget meeting. The authority may also be able to apply for health and safety funding from dhcd.
 3. H-1094: Commissioner Donald Becker briefly discussed the proposed legislation to regionalize public housing developments and the additional legislation proposed by massNAHRO that would provide an alternative to regionalization. After further discussion, it was decided that board members would submit individual letters rather than a letter of support from the entire board. Commissioner Don Becker will forward a draft letter to the Director to be forwarded to each board member. The Director will contact massNAHRO to determine when the vote will be taken by the legislature.
10. Next Meeting: The board agreed that the next board meeting would be held in the Town Hall at 6:00 p.m. on Monday, November 25, 2013. In advance of the next board meeting, the Director will contact the Belmont Housing Authority Fee Accountant to request copies of the June Financials and a copy of the proposed budget for FY 14 that will be forwarded to the board for review prior to that meeting.

11. Adjournment: A motion was made by Don Becker, seconded by Gloria Leipzig, to adjourn the meeting at 6:30 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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