

Wayland Housing Authority
Board of Commissioners Meeting
September 12, 2019
7:00 PM
Wayland Town Building
41 Cochituate Road, Wayland, MA
Regular Meeting Minutes

Commissioners Present: Miriam Andrews; Mary Antes; Kevin Goodwin; Susan Weinstein

Absent: Russell Ashton

WHA Staff Present: Brian Boggia

WHA Tenants Present: Domenico Vitiello; Bonnie MacGillivray

1. Meeting Call to Order
Chair S. Weinstein called the meeting to order at 07:03 PM and reviewed the agenda for the public present.
2. Public Comment
There was no Public Comment.
3. Tenant Comment
D. Vitiello stated that CVA Tenants are not doing what they are supposed to do. Garbage disposed of in the trash room is not bagged and secure as indicated by the posted signs. These open bags result in offensive odors and mosquitoes entering the hallways and apartments. M. Andrews indicated that Tenants continue to steal food from the community room. Tenants see the language barrier as a problem for new tenants in becoming members of the CVA community. D. Vitiello expressed his frustration with the delayed repair of his window screen.
4. 132 Commonwealth Road Right of Way
S. Weinstein indicated that she had done some research of rights of ways and finds that the WHA has no responsibility to maintain the right of way used by the neighbors at 132 Commonwealth Road. She will notify the requesting neighbor, Suzy Ohannessian, of this decision.
5. Minutes
M. Andrews moved to approve the regular meeting minutes of 8/22/19 as amended, K. Goodwin seconded, and the motion passed unanimously. (2019-59)
6. Bill Warrant
M. Antes moved to approve the Bill Warrant for August 2019 in the amount of \$29,347.01, K. Goodwin seconded, and the motion passed with one abstention. (2019-60)
7. Debit Card Warrant
M. Antes moved to approve the July 2019 Debit Card Warrant in the amount of \$554.81, K. Goodwin seconded, and the motion passed unanimously. (2019-61)
8. Executive Director's Report
The Board reviewed reports including budget comparatives, tenant accounts receivable report, vacancy ledger, Section 8 Voucher Program funding and utilization, and the issuance of vouchers.
9. Maintenance and Capital Improvements
The Board discussed the progress of scattered site renovations.
10. Management Discussion and Analysis Report

The Board reviewed the Management Discussion and Analysis Report as prepared by the WHA Fee Accountant.

11. Select Board/Town Manager Act
M. Antes presented the proposed Select Board/Town Manager Act which will be considered at the Spring 2020 Town Meeting.
12. Affordable Housing
The Board reviewed B. Boggia's affordable housing update memo. The Board discussed the upcoming Housing Summit, Michael Road, and River's Edge affordable housing. B. Boggia updated the Board on the progress of the Trout Brook Road resales and the recent leasing of 11 Hammond Road.
13. General Correspondence
The Board reviewed General Correspondence. The Board asked B. Boggia to look into the PowerOptions proposed rate increase.
14. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, if any.
None
15. Next Meeting
The next Board of Commissioners meeting were scheduled for 7:00 PM on October 22, 2019 at the Cochituate Village Apartments, November 21 and December 19.

Adjourn

M. Andrews moved to adjourn the meeting, M. Antes seconded, and the motion passed unanimously. (2019.52) S. Weinstein adjourned the meeting at 9:40 PM.

Documents Reviewed at the Meeting

- Meeting Packet
- Minutes
- Bill Warrant
- Debit Card Warrant
- Accounts Payable Warrant
- Executive Director's Report
- Vacancy Ledger
- Tenant Account Receivables
- Affordable Housing Update Memo
- General Correspondence

Attested: _____
Brian Boggia, Executive Director