

## MINUTES OF THE REGULAR MEETING

August 14, 2007

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairwoman: Kaffee Kang; Vice Chair: Sherrill Cline; Treasurer: Lydia Pastuszek; Member: Steven Swanger; Associate Member: Judith Deutsch; Executive Director: Jo-Ann Howe.

**1. MINUTES:** A motion to approve the minutes of July 10, 2007 was made by S. Swanger, seconded by S. Cline, and unanimously approved.

**2. CHECKS:** A motion to approve the checks written during July was made by L. Pastuszek, seconded by S. Swanger, and unanimously approved.

**3. YOUNG PROPERTY, 804 BOSTON POST ROAD:** After some discussion, a motion was made by L. Pastuszek, seconded by S. Cline, and unanimously approved to support the Town in exercising its rights to purchase the Young property under Chapter 61B. Recommendation will be made that the Town consider the development of affordable housing on the site with priority to at least two rental units to be owned and managed by the SHA.

### UNFINISHED BUSINESS:

**Directors' & Officers' Liability Insurance:** After several months of investigation into whether coverage is necessary, including contacts with DHCD and Town Counsel, Wayland Housing Authority provided documentation that in 1983, Section 13 of Chapter 121B of the Mass. General Laws was amended as follows: "nor shall said members be liable for any negligent or wrongful act or omission for which the operating agency would be liable under applicable rules of law, in which event any action either civil or criminal against the operating agency shall be the exclusive remedy for any injured party." In summary, if the Board acts in good faith in its official capacity, the aggrieved individual's only remedy under the provisions of Chapter 246 is to sue only the Authority as a corporate entity. Thus, the purchase of D & O insurance is unnecessary.

**Redevelopment Project:** No additional land is available for this project, per Sudbury's Planning Department. DHCD architect Jacqueline McBride and Project Manger Ali Makke visited the sites on 7/19. A draft Pro Forma prepared by Rita Farrell of MHP was reviewed

**NEW BUSINESS:**

**CPA Request:** The SHA will be requesting \$600,000 in CPA funding this year for the production of 10 units of housing via its Redevelopment Project.

**Play Equipment:** The SHA's Swing Set/Gym Set Policy was reviewed. Other housing authorities will be contacted with regard to whether they allow family tenants to have such play equipment in place.

**Consultant's Report:** A report prepared for the Acton Housing Authority on possibilities for use of AHA-owned land use was reviewed.

**State Ethics Commission Training:** No members are able to attend this daytime training at Hudson H.A. due to work or vacation schedules.

**DIRECTOR'S REPORT:**

**Eviction:** The family in question has broken the most recent Agreement for Judgment and an execution of the Judgment is expected to be filed at the end of August.

**Future Meetings:** The September meeting was cancelled and the October meeting was changed from 10/9 to 10/2, due to Director's vacation plans. J. Deutsch will be unable to attend meetings until December, because of scheduled surgery.

**Maintenance:** A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,  
Executive Director