

**MINUTES OF THE REGULAR MEETING**  
**June 12, 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; Assistant  
Treasurer: DeBorah Sonnenschein; Associate Members: Sheila Cusolito and Judith Deutsch;  
Executive Director: Jo-Ann Howe; Sudbury Housing Specialist: Elizabeth Rust.

**1. MINUTES:** A motion to approve the minutes of May 8, 2007 was made by L. Pastuszek, seconded by K. Kang, and unanimously approved.

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

**HOUSING SPECIALIST:** E. Rust updated the SHA on activities with regard to lottery monitoring, 40B projects, the Housing Trust, the Melone property and other miscellaneous activities. It is expected that the first condo for SHA purchase will be closing in March, 2008, due to developer delays. It was suggested that the SHA request one unit at Sudbury Commons, the former Village Green on Hudson Road, sooner rather than later. Beth is hoping that the land recently purchased by the Town at the corner of Dutton and Pratts' Mill Road will be developed by Habitat, and sees homeownership as the Town's greatest need, due to the number of rental units owned by the SHA and Longfellow Glen.

**UNFINISHED BUSINESS:**

**North Sudbury Replacement Project:** The kick-off meeting with DHCD has still not been scheduled due to time constraints at DHCD caused by the change in administration. After some discussion, it was suggested that J. Howe check with the Assessors regarding the number of bedrooms listed in each of the four houses, and with the Building Inspector to ask how he makes the bedroom count determination when issuing a building permit.

**SHT:** E. Rust's presentation covered the Trust's activities.

**Selectmen's Forum:** K. Kang updated the Forum on the SHA's condo purchase program and the meeting of local housing authorities with Amy Schectman, DHCD's newly appointed Director of Public Housing.

**3. SHA Bylaws Revisions:** A motion was made by S. Cline, seconded by D. Sonnenschein, and unanimously passed to accept the revisions made to the SHA's bylaws.

**D & O Insurance:** L. Pastuszek will phone Assistant Town Manager Wayne Walker for clarification as to whether the SHA can be added to the Town's policy, since J. Howe's last email on the subject has not yet had a response.

**NEW BUSINESS:**

**Town Land Auction:** At the recent auction of tax-title properties, the Housing Trust purchased a .43 acre parcel of land at the corner of Dutton and Pratt's Mill Roads for \$7,000, to be used for affordable housing.

**Lightning Strike:** On May 15<sup>th</sup> lightning damaged all three alarm systems at the Village, along with at least 4 tenant televisions, at a total cost of \$6,101. Insurance should cover all but the \$1,000 deductible and the tenant-owned property. L. Pastuszek suggested that NStar be called and asked to cover the costs due to inadequate surge protection.

**Septic Problems:** It was discovered during a routine inspection that one of the leaching trenches under the Village's parking lot was not in use due to tree roots having grown into the piping between that trench and the distribution box. Excavation and repair has been completed.

**Fundraising:** Conflicting information has been obtained regarding the legality of housing authorities raising private funds for development. The SHA will not pursue such funding at this time.

**DIRECTOR'S REPORT:**

**Annual Conference:** L. Pastuszek and J. Howe reported on the annual NAHRO conference at SeaCrest.

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

Minutes prepared by Jo-Ann Howe,  
Executive Director

