

MINUTES OF THE REGULAR MEETING

April 6, 2009

The SHA met in open session LSRHS cafeteria in Sudbury, at 7:15 p.m. Those present were: Chairperson: Sherrill Cline; Vice Chair: Lydia Pastuszek; Treasurer: DeBorah Sonnenschein; Member: Kaffee Kang; Associate Members: Sheila Cusolito and Judith Deutsch; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of the meeting of March 10, 2009 was made by K. Kang, seconded by D. Sonnenschein, and unanimously approved.

2. CHECKS: A motion to approve the checks written in March was made by L. Pastuszek, seconded by K. Kang, and unanimously approved.

UNFINISHED BUSINESS:

3. Redevelopment Project: Additional comments from the SHA on design issues were submitted to architect Carol Burns on 3/24. The Consultant Selection Committee met on 3/17 and 3/26 and interviewed and ranked the following consulting firms after having checked references and before opening bids: MHJ, New England Communities, Inc., and the Women's Institute. The Women's Institute was unanimously selected based on the applicability of its previous work, its presentation and its references. A motion was made by Lydia Pastuszek, seconded by K. Kang and unanimously approved to hire the Women's Institute as consultants for the redevelopment project, contingent on successful fee negotiations.

4. Contract Authorization: A motion was made by K. Kang, seconded by D. Sonnenschein, and unanimously approved to authorize J. Howe to execute a contract with the selected consultant, the Women's Institute.

Condo Development: S. Cline reported that the SHA's attorney, Dan Burger, believes that the Declaration of Trust can be amended to comply with DHCD regulations and will prepare a proposed amendment, which will cost the SHA about \$450 for filing, plus attorney's fees. The purpose of said amendment will be to position the SHA to purchase smaller units at Old County when they become available in a later phase of the development. J. Howe was asked to confirm that the SHA committed in writing to buy a unit within 2 years of the Comprehensive Permit approval (paragraph 15 of Comprehensive Permit).

CPA Committee: S. Cline reported that there is nothing new.

Housing Trust: L. Pastuszek reported that the Trust has closed on a single family house off Rte. 20, which will be sold to a first time homebuyer.

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NEW BUSINESS:

none

DIRECTOR'S REPORT:

667 Vacancies: 3D, 7B and 1D have been, or are about to be, leased to non-local applicants who applied in March, 2009. The 667 waiting list is now very short.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director