

## MINUTES OF THE REGULAR MEETING

May 12, 2009

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

**1. MINUTES:** A motion to approve the minutes of the meeting of April 6, 2009, subject to changing the “deed” to “Declaration of Trust” was made by L. Pastuszek, seconded by S. Swanger, and unanimously approved.

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

**3. Year-End Report:** A motion to approve the Year-End Report, as prepared by Accountant Howard Gordon, was made by S. Swanger and seconded by K. Kang.

### UNFINISHED BUSINESS:

**3. Redevelopment Project:** J. Howe attended meetings at Mass Housing Partnership on 4/22, and at Taylor & Burns on 5/4 and 5/11, regarding this project. Priorities were set, and various ways to reduce costs were successfully investigated, so that projected costs are now very close to budget. WI is reviewing regulations regarding relocation of tenants. It was suggested that wider casing at the top of window may increase the appearance of length.

**Condo Development:** Town Meeting passed the CPA Committee’s request for an additional five years to expend the \$360,000 allotted to the SHA for condo purchases. A letter has been sent to Ben Stevens, developer of Old County Road, requesting changes in the Trust Documents that would enable the SHA to purchase two units in a later phase of the development.

**Housing Trust:** L. Pastuszek reported on activities.

### NEW BUSINESS:

**June Meeting:** Re-scheduled to 6/2 from 6/9.

**4. Annual Elections:** The following slate of officers was nominated by S. Swanger, seconded by L. Pastuszek, and voted into office:

Sudbury Housing Authority  
5/12/09, p. 2

Chair: Lydia Pastuszek  
Vice Chair: DeBorah Sonnenschein

Treasurer: Steve Swanger  
Assistant Treasurer: Kaffee Kang  
Member: Sherrill Cline

**SHA Goals:** The SHA will continue working on its Redevelopment and Condo Acquisition projects, will work to raise the profile of rental housing in Sudbury, and will continue its efforts to maintain the lowest vacancy rate and highest income levels possible, so as not to require subsidies from the Commonwealth.

**Truck Gas:** SHA has been notified by the Town Manager that the policy of providing gas for the SHA truck and diesel fuel for its emergency generator, in effect since the SHA's inception, is being discontinued, and the SHA was billed retroactively to 7/1/08 for its usage, at a cost far higher than would have been available at the local gas stations.

**5. Rent Collection Policy:** A motion was made by L. Pastuszek, seconded by K. Kang, and unanimously passed to adopt a new Rent Collection Policy more consistent with actual SHA practice than the previous one.

**6. Village Driveway:** A motion was made by L. Pastuszek, seconded by K. Kang, and approved to have Musketahquid's driveway and parking lots paved under a bid received by the town's Highway Department. S. Swanger abstained.

**7. Dog Park:** A motion was made by S. Swanger, seconded by L. Pastuszek and unanimously approved to allow the Tenants' Organization to create a dog park in the wooded area beyond the tenants' garden area, at their own expense. It will not be SHA-sponsored or publicized, and should have a double gate to prevent dogs from escaping. Perhaps Buddy Dog would contribute fencing.

## **DIRECTOR'S REPORT:**

**Vacancies:** The tenants in 4A And 1B died and both units will be leased to non-local applicants since there are still no locals on our list, despite publicity.

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

Minutes prepared by Jo-Ann Howe,  
Executive Director

