

**AMHERST HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING**  
**MONDAY JANUARY 28, 2013**  
**ANN WHALEN COMMUNITY ROOM**  
**33 KELLOGG AVE., AMHERST, MA**

Members of the Amherst Housing Authority met in regular session on Monday January 28, 2013 in the fifth floor conference room of Ann Whalen Apartments, 33 Kellogg Ave. Amherst, MA. The chair, Constance Kruger, called the meeting to order at 4:39 p.m.

**PRESENT:** Constance Kruger, Judy Brooks, Laura Quinn, Peter Jessop  
Paul Bobrowski arrived at 4:40

**ABSENT:** None

**ALSO PRESENT:** Denise LeDuc

**AGENDA ADOPTION/CHANGES:** Upon motion of P. Jessop, seconded by J. Brooks, it was voted to adopt the agenda. (Unanimous)

**MINUTES APPROVAL:** Upon motion of J. Brooks, seconded by P. Jessop, it was voted to approve the minutes of the Regular Meeting of December 17, 2012 (Unanimous)

**ACCOUNTS PAYABLE WARRANT:** Upon motion of P. Jessop, seconded by P. Jessop, it was voted to approve the Accounts Payable Warrant for December 2012 as submitted in the board packet (Unanimous)

**TENANT CONCERNS:** There were no tenant concerns. The board discussed the recent fire at Rolling Green where the AHA had two Section 8 participants in the building. The board asked that the AHA review all smoke detectors in the 667 and 705 properties.

**CHANGE ORDER ON OLYMPIA DRIVE ROOF:** Upon a motion of P. Jessop, seconded by P. Bobrowski, it was voted to authorize the Executive Director to sign the change order for the Olympia Drive Roof project with an amount not to exceed \$9,000 (Unanimous)

**CHANGE ORDERS ON 705-2 REHAB:** D. LeDuc advised that there is a minimal amount of change orders that have occurred so far. Advised the board that N. Schroeder and D. LeDuc were carefully watching change orders; nothing formal has been submitted as yet.

**REVIEW & DISCUSSION OF PUBLIC HOUSING REFORM, GOVERNOR'S PROPOSED LEGISLATION AND MASSNAHRO'S LEGISLATION:** Board was provided with several documents regarding the proposed legislation on housing authority reform. Discussion ensued on the various proposals, with the board deciding to create a subcommittee to develop a position for the AHA. C. Kruger and L. Quinn to serve on the committee.

P. Jessop left meeting at 5:40

**BOARD WORK PLAN AND GOALS FOR 2013:** The board had a discussion and created a work plan and goals for 2013. Attached are a copy.

**UPDATE ON ACTIVE DEVELOPMENT/CONSTRUCTION PROJECTS:** The Board was provided with an update of the projects and minimal discussion occurred on the projects. D. LeDuc also updated the board on the applications that were submitted for CPA and CDBG funds for updates to the Ann Whalen kitchens. A presentation will be done in early February, and we will be notified when the presentation will be requested. P. Bobrowski will attend with D. LeDuc if he is able.

**DIRECTOR'S REPORT:** D. LeDuc provided the board with a copy of recommended changes to the PLC management contract that is due to expire on March 31, 2013. Board agreed with the changes. D. LeDuc advised the board of her continued pursuit of changing the 2011 PHAS score.

**REPORT ON MASSNAHRO TRAINING BY COMMISSIONERS:** C. Kruger and L. Quinn attended Commissioner training that was held in January at the Holyoke Housing Authority.

**CHAIR'S REPORT:** Board is to work plan and goals for next 12 months.

**OTHER BUSINESS NOT ANTICIPATED WITHIN 48 HOURS:** None

**ADJOURN:** Upon the motion of J. Brooks, and seconded by L. Quinn, it was voted to adjourn until the next regular meeting on Monday, February 25, 2013 at 4:30 p.m. in the community room at Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 6:29 p.m. (Unanimous)