

LUNENBURG HOUSING AUTHORITY

MINUTES OF REGULAR MEETING

January 17, 2013

Members Present: Elizabeth Murphy, Chairperson
Deborah A.H. Christen, Vice Chair
Paul Doherty, Member
Amaryllis Leet, Member

Members Absent: Sheila Lumi, Member

Also Present: Eugene Capoccia, Secretary

There were no tenants present at this meeting.

At 6:30 p.m. the Chair declared the meeting opened. Minutes of the October 18, 2012 meeting were presented. On a Motion by Paul Doherty, seconded by Deborah A.H. Christen; the minutes were approved as presented. All were in favor.

The Executive Director then provided his report. He informed that the yearly rent recertifications had been completed. He then brought the board up to date on the parking lot project.

Mr. Capoccia then moved to the Financial Report. He pointed out that the financial report being reviewed was for the eleventh month, November 2012. The December 2012 and year-end financial would not be ready until the end of January 2013. Mr. Capoccia noted that the Housing Authority was doing very well. He noted that if it wasn't due to the high utility cost the Housing Authority would probably not need subsidy from DHCD. After reviewing the financial report in detail, on a motion by Deborah A.H. Christen; seconded by Paul Doherty, financial was approved as presented.

Mr. Capoccia then presented the following resolution:

RESOLUTION FOR CERTIFICATION OF 2010 COMPLIANCE WITH NOTIFICATION PROCEDURES FOR FEDERAL AND STATE LEAD PAINT LAWS

Resolution 201304

Whereas: The Lunenburg Housing Authority has the need to be in compliance with notification procedures for Federal and State lead paint laws as follows:

1. Environmental Protection Agency (EPA) regulations at 40 CFR 745 Subpart F "*Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale of Lease of Residential Property*",
2. Massachusetts Department of Public Health Lead Poisoning Prevention and Control regulations at 105 CMR 460.725,
3. EPA regulations at 40 CFR 745 Subpart E "*Residential Property Renovation*", and
4. Massachusetts Division of Occupational Safety De-leading and Lead-Safe Renovation Regulations at 454 CMR 22.00.

Whereas: the Lunenburg Housing Authority is maintaining proper record-keeping related to such requirements.

Whereas: DHCD has mandated that housing authority boards certify the compliance.

NOW THEREFORE BE IT RESOLVED,

That members of the Lunenburg Housing Authority Board of Commissioners certify that the Lunenburg Housing Authority is in compliance with notification procedures mentioned above and that the Lunenburg Housing Authority is maintaining proper record-keeping related to such requirements for year 2010.

RESOLVED, Motion made by Elizabeth Murphy for certification of compliance with the notification procedures for Federal and State Lead Paint Laws.

SECONDED, Deborah A.H. Christen seconded the motion, and the motion was passed by a unanimous vote.

Mr. Capoccia then informed the board of DHCD's new requirement that all Board members make their names and contact information public. After much discussion, it was decided to create e-mail addresses for all members.

With no other business, on a motion by Deborah A.H. Christen, seconded by Sheila Lumi, the Board voted to adjourn the meeting at 8:02 PM. All were in favor.