

Town of Weston  
Minutes for Elderly Housing Committee  
April 2, 2019  
Brook School Apartments  
44 School Street, Building C  
Weston, MA 02493

**EHC Members:** Tom Timko - Chair, Melissa Brokalakis, Tack Chace, Carol Ott and John Hennessey

**Tenants/Public:** George Brown B16, Judy Foote C51, Frank Hillery C35, Shirley Small-Rougeau C48, Rachel & Paul Bau C30, Judith Harding C50, Arthur Jones C22, Michael King C24, Vee Brooks 13 Maple Rd, Jim Polando Weston Permanent Building Committee, Elizabeth Valenta RHSO.

**Town of Weston:** Monyette Vickers, BSA Manager; Karin Ott, BSA Housing Certification Specialist;

Meeting called to order at 7:49 AM

Bills were signed.

The minutes from the March 5<sup>th</sup> meeting were accepted.

**Brook School Apartments Update – Monyette Vickers**

Monyette discussed the current vacancies and informed the Board that the BSA staff anticipates a number of additional turn overs in the upcoming months. A number of the anticipated turn overs will require full renovations to the units. Monyette is working with various subcontractors for repairs for Building A entry masonry and Building C sprinkler source water line. The survey of use for the Media Center and art studio space has been done at a cost of \$6,050. Carol asked for a more “thinking outside of the box” survey to be done. The Board has already looked at the space for tenant storage or an apartment but would like to see if there is something else that the space could be used for. Carol, Tom, Monyette and Gary Jarobski will meet to rethink uses for the space. The Board will plan to vote next month on what the space will be used for.

**LEAN Energy Retro-Fit Program – Monyette Vickers**

BSA qualifies for LED light bulb, light fixture and dimmer switch replacements, at no cost to BSA or tenants, through a Mass Saves program. All common areas and tenant units will be upgraded. Tom would like information about the LED color spectrums available.

**Housing Trust Update – Tom Timko**

Tom reviewed the two major 40B projects before the town with input from Jim Polando. Further information can be found on the town website.

**Including Building D on the Weston Housing Inventory – Tack Chace**

Liz Valenta gave an update on the progress of having Building D included on Weston’s Subsidized Housing Inventory. Once the Board approves the application to move forward, it would be helpful to subcontract part of the remaining processes needed to either Metrowest or Sudbury Housing Authority. Whichever entity will be handling the lottery for the six units should be involved in the lottery plan and marketing plan. The subcontract is estimated to cost \$6,000.

The Board will discuss the LIP application, marketing and lottery plan at the next EHC meeting on May 7. Liz and Monyette will continue to look into the benefits for BSA continuing on with the application.

**Review and Discussion Rent Levels – Cynthia Howe**

Cynthia Howe was unable to attend this meeting, so any updates from her will be discussed at the May meeting. Monyette did update the Board on her application submitted to HUD for the annual 2018 rent increase. Once the application is approved she will submit the annual increase for 2019. The Board decided that every five years a market analysis should be done.

**Building E – Tom Timko**

Tom tabled any further discussion until after the Town septic meeting later this month as any change in Town septic could impact any future BSA development.

**Other Business –**

A plaque dedication and breakfast will be scheduled in May in honor of former BSA Manager Sara Dosamantes who passed away this month. Karin will be in touch with her daughter about setting the date. Residents and town managers will be invited to attend and share memories of Sara. Michael King asked if a tree could also be planted in honor of Sara at that time. Monyette will contact the landscapers about a tree and Karin will talk with the garden club about additional roses.

**Public Comment –**

There were no public comments.

**The next meeting will be Tuesday, May 7<sup>nd</sup> @ 7:45am.**

**The Meeting was adjourned @ 9:21am.**