

Town of Weston  
Minutes for Elderly Housing Committee  
Tuesday, July 9, 2019  
Brook School Apartments  
44 School Street, Building C  
Weston, MA 02493

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

**Tenants/Public:** Paul & Rachel Bau C30, Patti Davenport D284, Carol DiCicco, D171, Edson Forbes D 279, Arthur Jones C22, Arthur Shores C36, Shirley Small-Rougeau C48, Carole Chase D172, Susan Hewitt D174, Judy Foote C51 and Judith Harding C50

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

Meeting called to order at 7:50 AM

Bills were signed.

The minutes from the June 4<sup>th</sup> meeting were accepted with one minor edit.

**Brook School Apartments Update – Monyette Vickers**

Two of the vacancies have been filled. There is another tenant who has given notice which will leave two vacancies to be filled come August. Monyette is working off the waitlist to fill those vacancies.

The tenant amenities survey showed that a fitness center and storage are what tenants would like most. This information will be passed on to the architect.

Masonry repairs around campus have begun. Monyette made some recommendations about how the envelope funds could be used including Building C chimney stack repairs and Building D repairs and touch ups.

A notice was sent out to tenants that there should be no personal belongings or modifications to common areas in accordance with the tenant handbook. Next week any remaining personal items from common areas and floors will be removed. Tenants are able to decorate their apartment doors and shelves where applicable, as long as the decorations comply with the handbook. Tenants can see Monyette for clarification.

The letters to market rate tenants regarding the rent increase effective as of 9/1/2019 have been finalized and will be sent out before July 31<sup>st</sup>.

**Decorations Discussion (originally to be covered under other business)**

Interest in discussing and clarifying the guidelines for decorating and use of the common areas continued.

Tom and Monyette pointed out that there have been issues with decorations throughout the years. Monyette referred back to emails and notices that she found from the two former managers addressing these issues with tenants individually and as a community. The elevator and lobbies are the responsibility of the management. A tenant from Building D said that the areas look stark and that she liked the fresh flowers. BSA removed all of the property decorations to be labelled and catalogued. Once this is completed it will put out decorations in all buildings. Arthur Jones said that all tenants should review the policies in the tenant handbook and it clearly states the policy. Another tenant suggested that Building D should have a separate meeting with Monyette for clarification.

A tenant from Building D asked whether her building is under HUD regulations. Karin stated that Building D subsidies are not HUD but that all buildings, including Building D, have to comply with Fair Housing Regulations. What goes for one apartment or building goes for all.

Tom encouraged the suggestion of a separate meeting and also pointed out the need for a Residents Association, which would help address these kinds of issues.

### **Tenant Handbook – Tack Chace**

The Board received all of the feedback from tenants, staff and other sources. Any final revisions to be in by July 17<sup>th</sup> and once the final draft is complete, sections of it will be reviewed by the Town lawyer. A suggestion was made that a letter accompanying the release of the new Tenant Handbook should include a highlight of changes.

### **Housing Trust Update – Tom Timko**

Tom reviewed the three major 40B projects in town and where they stand in the process. For further information please refer to the Town website.

### **Other Business**

Jack Heine the former EHC Chairman served on the board for 15 years and was a major force in the Building D project. The Board would like to name Building D to honor him. The Board would like to look into the possibility of having all buildings on the campus have names instead of just letters. Monyette will consult with Town Hall about how to do that. Next month further discussion should take place about a ceremony for Jack and when he might be able to attend.

### **Public Comment –**

Edson asked for clarification of the art studio's use. He brought in pictures of the studios where his wife takes art class and what those include. Tom pointed out that the art studio will be addressed when the common use areas have been studied. John pointed out that is currently is just an area that historically has been used as a place to do art and BSA storage. He also pointed out that the Arts and Innovation Center has actual art studios designed for that purpose.

**The next meeting will be Tuesday, August 6th @ 7:45am.**

**The meeting was adjourned @ 8:45am.**