

**Housing Authority of the Town of Somers
Regular meeting September 23, 2010
Woodcrest Community Room – 71 Battle Street
Minutes**

1. Call to Order

The meeting was called to order at 6:30

2. Attendance

Mary Lou Hastings, Bob Landry, David Pinney, Diane Yensen, Harvey Edelstein, Brooke Hawkins, Brian Lemire

3. Old Business

3.1. Construction Report

3.1.1. Update on warranty issues

Proper fit for exterior doors at 63 continue to call for adjustments. Harvey will call a meeting with ALCA to discuss a more permanent solution.

Bi-fold doors come off track rather frequently. Vinnie will review.

3.1.2. Connecticut HTCC tax credits for \$100,000 have been awarded to Phase I. they will be used for additional fencing and signage

3.2. Management of Property (WINN)

3.2.1. Apartment Rental – Update

As of October 1, all apartments are rented.

An eviction hearing is scheduled for Sept. 24.

3.2.2. Review 2010 operating budget

After some discussion, it was agreed that budget projections for the balance of 2010 would allow with proceeding to hire a part-time RSC. Brian has interviewed candidates and has one to recommend to the board. Diane and Dave will meet with the candidate.

3.2.2.1. Preview budget for 2011

Preliminary numbers indicate the 2011 budget would not call for converting more grandfathered units to market rates, should any become available.

3.2.3. Resident Services Personnel – Update

Once the hiring decision is made, WINN will train the new employee and support her in getting established in the role.

3.2.4. Review question of numbering parking spaces

Spaces have been numbered and assigned with few conflicts.

3.3. Update on Phase II

Motion by Bob, seconded by Mary Lou and passed unanimously to adopt a resolution authorizing the Somers Housing Authority to enter into a pre-development loan agreement with DECD and to authorize David Pinney to execute all necessary documents.

Motion by Diane, seconded by Mary Lou and passed unanimously to adopt a resolution establishing that the Somers Housing Authority will operate in a manner consistent with all non-discrimination practices required by Connecticut General Statutes.

Motion by Bob, seconded by Diane and passed Unanimously to authorize applying to the Federal Home Loan Bank for an AHP loan of \$800,000.

3.4. Develop plan for dedication ceremony

We are still pinning down schedules for visiting dignitaries.

4. New Business

5. Approval of minutes from August. 26 , 2010

Motion by Mary Lou, seconded by Bob and passed unanimously to accept the minutes as presented.

6. Resident Questions/Concerns (Mary Lou Hastings)

A resident is proposing to offer classes in making dry arrangements. Residents would have to pay \$10 for materials. The concept was endorsed.

7. Other

8. Adjournment

The meeting adjourned at 8:45

Respectfully submitted,

David Pinney, Chair