

**Housing Authority of the Town of Somers  
Regular Meeting March 20, 2013  
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 5:30

2. Attendance

Marylou Hastings, Eleanor Lally, Robert Landry, Robert Pettee, David Pinney; WINN: Brooke Hawkins; REDI: Harvey Edelstein, Maureen Corley, Nick Kirby

3. Northern Connecticut Land Trust Proposal

The Land Trust is proposing to create a handicap-accessible trail on the Land Trust property between Woodcrest and the town property around the senior center and Kibbe-Fuller. The trail would connect to sidewalks at Woodcrest in two locations, enabling Woodcrest residents to access the trail regardless of their mobility challenges. The commissioners enthusiastically endorsed the proposal and will express that support as the Land Trust pursues a grant to help fund the trail construction.

4. Management of Property (WINN)

4.1. Apartment Rental – Update

The smoke damaged apartment at #71 is ready for occupancy. A current resident on the second floor will move to the first floor. Brooke has an applicant for the apartment that will become available.

A tenant at a grandfathered rent will be moving out soon. Brooke has a 25% income applicant who has been waiting for an opportunity to apply. Marylou moved, Bob Landry seconded and it was unanimously agreed to waive the 30 day notice for the departing resident and to rent the unit out at the 25%.

Phase II is fully occupied.

4.2. Financial reports

Brooke distributed monthly financial reports for Phase I and II. There were no significant variations. Harvey indicated REDI will review the accounts in more detail to fine tune the appropriate apportionment of shared expenses between Phase I and II.

4.3. Work orders

Brooke distributed and reviewed work order for the prior month. There were no items of particular concern. Paul was on vacation for a week, reducing the total items addressed. There were a couple of occasions to call in standby help. As we go forward, replacing the outside custodial contractor with a second staff maintenance person would support rotating on call activities among Woodcrest's own staff. Review of activities and issues of concern

4.4. Review Resident Services Coordinator's activities

Fran continues to support an array of group and individual activities and concerns. A recent addition comes from an Asnuntuck intern who is conducting a Sit-N-Fit program for residents. Reception and participation has been good, but a number of residents would like a more challenging exercise program.

4.5. Other

WINN operates online opportunities for sites it manages. The company has established livewoodcrest.com as a site where residents can pay rent online, submit work orders and address other issues.

5. Review of management services options

Harvey reviewed timelines for terminating Woodcrest's contracts with WINN for Phase I and II, given that WINN and Alliant cannot agree on mutually acceptable indemnity language. One contract requires 30 day notice and the other 60 days. It appears appropriate to target June 1 as the transition date. In the meantime, REDI has only recently received from WINN a detailed accounting of services provided along with the associated costs. This will be the basis of determining how we arrange for covering these various services and at what cost. We will likely set a special meeting to review these prospects in detail.

6. Approval of minutes from January 16 and February 27, 2013

Marylou moved, Bob Landry seconded and it was unanimously agreed to approve the minutes of the two prior meetings

7. Resident Questions/Concerns (Eleanor Lally)

7.1. Status of generator for #71

Ellie inquired about the generator. Harvey confirmed that the new generator can be connected to the same propane tank supplying the generator for #75. He has been having difficulty arranging for High Grade Gas to complete that work.

7.2. Marylou noted that someone has been knocking on doors and soliciting resident to convert to a different electric supplier. Brooke confirmed that any solicitation is not permitted on the property and that residents should report the activity.

8. Adjournment

The meeting adjourned at 7:35 PM.

Respectfully submitted,

David Pinney