

**Housing Authority of the Town of Somers
Regular Meeting April 17, 2012
Woodcrest Community Room – 71 Battle Street
Minutes**

1. Call to Order

Called to order 5:35

2. Attendance

Marylou Hastings, Ellie Lally, Robert Landry, David Pinney; WINN: Brooke Hawkins, Paul Thomson; REDI: Harvey Edelstein.

3. Old Business

3.1. Management of Property (WINN)

3.1.1. Apartment Rental – Update

Two vacancies in phase I, but contracts in hand and they will be occupied next month. Phase II is fully occupied.

3.1.1.1. Review plans and prospects for retaining 25% units in Phase I

Brooke has three residents who have suffered significant income reduction through loss of spouse or employment. Landry moved, Hastings seconded and it was unanimously agreed to reduce the rent slightly for the resident whose employment diminished until such time as the resident can move into a 50% unit, to reduce to 30% of income the rent for one of the residents whose spouse had died, and to reclassify the second widow for a 25% unit. In exchange for these rent reductions, the next two grandfathered units that become available will be considered for re-renting at current 50 or 60% rents, depending on cash flow projections at the time these units become available.

3.1.2. Review work orders

Paul has been keeping up well.

3.1.3. Review of activities and issues of concern

3.1.3.1. Phase II needs to have parking assigned for residents; also need to coordinate visitor parking. Paul and Brooke proposing that visitor spaces in front of #71 be signed for office visitors only while there would be eight spaces available in front of #75 to reserve for general visitors. Residents would be assigned spaces on the side and rear of the building.

Paul also proposing to paint crosswalks where the sidewalks cross the road. He has installed stop and speed signs. He will also install a sign indicating no soliciting (as well as no loud noises, dog walking, or dumping

3.1.3.2. Paul will be out for surgery and Cecil will be covering.

3.1.3.3. Bedbugs are present in two units. There's a chemical treatment, but requires substantial preparation. Paul recommending using an approach that heats the apartment to a level that kills the bugs. Costs \$2450 versus \$1800. Ellie moved, Marylou seconded and all agreed to go with the heat treatment.

3.1.3.4. With the nicer weather, people are using the porches more. Smokers and non-smokers are contesting over use of the one table at each porch. We will buy an additional table for each large building. Additionally smokers in #75 want to congregate in the sun on nice days, but smoking will be restricted to the designated

areas on the porches. Failure to comply with this would be a lease violation. If problems persist, we would still consider banning smoking entirely on the property.

- 3.1.3.5. A resident has acquired a moped presumably on the basis that his doctor told him he shouldn't ride a bike or drive a car. If indeed this is substantiated by the doctor as a reasonable accommodation given the residents circumstances, we will likely have to allow use of the moped. Otherwise, mopeds are motorcycles, even if small, and are not allowed under our lease.

- 3.1.3.6. Damage to siding from landscaping maintenance

Paul has reviewed contractors and estimates for siding repair. The preferred contractor will take care of one repair so we can see how it looks.

- 3.1.4. Review Financial Reports

Snow removal expenses continues to stand out as the major variance, but some other savings are helping to offset.

- 3.1.5. Review Resident Services Coordinator's activities

Brooke distributed a report from Fran, highlighting some of her activities with residents in the past month. She also continues to assist individual residents with a variety of needs.

- 3.2. Review of management services options

Harvey indicates substantial progress in working with Alliant in getting agreement to bring in a new management company that would be able to enter into a sub-management for some of the services. Hoping to complete this over the next two weeks. Harvey would bring the principle people to meet with us.

- 3.3. Status update on possible Phase III

Harvey distributed and reviewed proposed development and operation budgets for 50 units. The proposal would support significant income diversity, something that raises the potential competitiveness for funding. The commissioners encouraged Harvey to proceed

- 3.4. Other

- 4. New Business

- 4.1. Other

- 5. Approval of minutes from March 20 , 2012

Marylou moved, Bob seconded, and it was unanimously agreed to accept the minutes from the prior meeting

- 6. Resident Questions/Concerns

- 6.1. Status of generator for #71

High Grade not cooperating; Harvey will stop in tomorrow while in Stafford.

- 6.2. Sewer smell problems persist. Sealing up pump and tank failed to solve the problem. Paul and Harvey reviewing opinions and proposals.

- 6.3. Other

- 7. Adjournment

The meeting adjourned 8:50

Respectfully submitted,

David Pinney

These minutes are not official until accepted at a subsequent meeting