

**Housing Authority of the Town of Somers
Minutes of Regular Meeting September 17, 2013
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

Called to order 5:30

2. Attendance

Members: Marylou Hastings, Ellie Lally, Robert Landry, Robert Pettee, David Pinney; Staff: Lynette Poprovo; REDI: Harvey Edelstein, Maureen Corley

Woodcrest residents

3. Discussion with individual residents

Suzanne Cherpak: appreciates clean up of side porch; Katherine Shonenberg: smokers definite minority, non-smokers should have place outside to enjoy being outside without smoke; some residents smoke inside the building. Patrick Bedono: issue with a resident's dog urinating near the windows and a smell problem; there's been some direction from the office but not followed. During wet weather a strong smell develops in the hallways; Paul puts on fans but not always there; Carol Hill: concern regarding comfort on the patio; they bring their own cushions but they have to bring them in when done; could permanent cushions be installed. Also would like flowers and an American Flag displayed on the porch

4. Old Business

4.1. Management of Property (WINN)

4.1.1. Apartment Rental ó Update

All units rented; some movement coming up but contracts and prospects lined up

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

None of the units being vacated are occupied by grandfathered residents or those in the 25% income category

4.1.2. Review work orders

12 outside lights need to be replaced. Paul getting proposals. Bob Pettee suggesting doing all of the bulbs while the contractor is on site.

4.1.3. Review of activities and issues of concern

4.1.3.1.1. Eroded pavement in parking area; engineer and contractor don't see problem with design or installation; engineer preparing plan for repair; also reviewing relocating a dumpster that is close to cottage unit creating smell issue.

4.1.3.2. Options on smoking locations

Gazebos would be \$2-3,000 apiece and need concrete pad. There was extended discussion about banning smoking entirely from the property. The members are inclined to take that action but first want to review with management how such a ban would be implemented and enforced. That review is planned for the next meeting.

4.1.3.3. Developing specific policy regarding what cottage residents can do to modify the exterior of their units

Management is still preparing a draft of such a policy

4.1.3.4. Damage to siding from landscaping maintenance

These minutes are not official until accepted at a subsequent meeting

Paul not present; does not have cost info yet.

4.1.4. Review Financial Reports

Maureen indicated some funds from Phase II might more appropriately be redistributed to Phase I. The audit and accountant will help clarify the changes to make.

The members reviewed once again their desire to receive from staff and consultants a monthly report that summarizes actual versus budgeted revenues and expenses, highlights significant variations, and anticipates year-end outcomes.

4.1.4.1. Prospects for refunding \$30,000 used for generator at #71

Specifics still in development.

4.1.5. Review Resident Services Coordinator's activities

Many activities; also many energy applications

4.2. Status update on possible Phase III

Still waiting on outcome of application for CHAMP funds

4.3. Other

5. New Business

5.1. Other

6. Approval of minutes from August 20 , 2013

Marylou moved, Bob Pettee seconded and it was unanimously agreed to accept the minutes of the previous meeting.

7. Resident Questions/Concerns

7.1. Marylou read a letter from a resident who could not attend; reviewed concerns regarding tree damage, gutters, smoking

7.2. Newest units at 63 have to walk some distance to access a dumpster. Would like a small unit closer. Management will review prospects and costs.

7.3. Other

8. Adjournment

Adjourned at 7:20

Respectfully submitted,

David Pinney, Chair

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