

**Housing Authority of the Town of Somers
Regular Meeting November 19, 2013
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 5:30

2. Attendance

Marylou Hastings, Ellie Lally, Robert Landry, Robert Pettee, David Pinney; Brooke Hawkins (Woodcrest); Bruce Whitaker (Millennium); Harvey Edelstein (REDI); numerous residents

3. Discussion with individual residents

Carol Fay Dayhill: 25 of 34 residents at #75 signed petition to allow smoking to continue; should be locations somewhere on the property for smokers; asking for board to reconsider; similar petition at #71 but can't find it at this time. Pat Boudreau: endorsing no smoking; branches still not attended to and risk rising; air infiltration at doors still a problem, people taping doors; mulch placed around cottages quite high in some areas and maybe a threat to wood under siding; ground committee for improvements.

4. Old Business

4.1. Management of Property (WINN)

4.1.1. Apartment Rental – Update

One vacancy in phase II with application in.

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

One turn-over in phase I of a grandfathered unit that was re-rented at the 25% level

4.1.2. Review work orders

Work order sheets sent ahead of time; Harvey would like to see report include property wide projects; Brooke maintains this as separate property report and will distribute it with the work order report prior to meetings. Harvey reporting that drainage and related roadway damage have been modified and repaired with costs reduced by engineer and others and covered with development funds; Harvey provided back light reflectors for the lights at back of #75; Paul can install them; Harvey has identified alternative location for dumpster behind #75 and will provide cost info.

4.1.3. Review of activities and issues of concern

4.1.3.1. People with door leaks need to report this to the office; Alca helping with re-installing.

4.1.3.2. Have three quotes for tree service but want to make sure the number of hanging limbs addressed is appropriate.

4.1.3.3. Finalize plan to implement no-smoking policy

Reviewed input from residents relative to reconsidering decision to eliminate smoking on the property. All board members continued to feel that the health threat of second hand smoke could not be adequately reduced without completely eliminating smoking on the property. This concern has been discussed for months if not years and members felt all issues have been discussed thoroughly and at length. Still feel it is in the best interest of all to proceed with the ban.

Brooke had draft rules and regulations handbook booklet to provide to all residents; we will review and provide feedback. This guidebook referred to in lease but can be

modified outside of lease; separate addendum on smoking policy change does have to be signed by each resident. The handbook will also update warnings and fines for lease violations. While the details are not drafted yet, fines will be escalating with each infraction. Current policy of \$25 per infraction is not deterring smoking in apartments so stronger measures needed to enforce the property-wide ban. Brooke will draft complete fine policy for board to consider next meeting.

We anticipate distributing updated rules and regs for Jan. 1 with effective date Feb. 1 and enforcement of changed smoking policy Apr. 1.

4.1.3.4. Damage to siding from landscaping maintenance

Old damage still out there; we have a proposal to go forward with in the spring. There is new damage from Beebe that Beebe is having repaired.

4.1.4. Review Financial Reports

4.1.4.1. Year-end projections for 2013

Phase I still working off some older bills; will end year with a loss;

Phase II showing some surplus, maybe in \$30,000 area; we will review potential projects such as sidewalks for new cottages, relocating the dumpster at #75, installing security cameras

4.1.4.2. Proposed budgets for 2014

These will be ready for review at the December meeting

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

Harvey has determined the partnership agreement does not require that this be done, so we won't burden current cash flow with the refunding.

4.1.5. Review Resident Services Coordinator's activities

Thanksgiving dinner this Friday among the many activities Fran has been involved with.

4.2. Status update on possible Phase III

Harvey indicated the most recent application scored well even though it was not funded. There is some question about septic capacity that Harvey would like to have evaluated by engineers. He recommends applying again and the board supported that along with extending the option on the property.

4.3. Review provisions to maintain appropriate level of security at Woodcrest

Bob's concerned about security breaches; considering camera installation.

4.4. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from October 15, 2013

Marylou moved and Bob Landry seconded and it was unanimously agreed to adopt the minutes from the previous meeting as presented.

7. Resident Questions/Concerns

7.1. Other

These minutes are not official until adopted at a subsequent meeting

Nothing raised

8. Adjournment

The meeting adjourned at 7:40

Respectfully submitted,

David Pinney