

**Housing Authority of the Town of Somers
Meeting Minutes for July 15, 2014
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

Called to order at 2:00 PM

2. Attendance

Marylou Hastings, Ellie Lally, Robert Landry, David Pinney; Brooke Hawkins; Bruce Whitaker; Harvey Edelstein; Maureen Corley

3. Discussion with individual residents

Pat Boudreau: mentioned no-smoking sign, Brooke noted it is posted at entrance to the property; Ms Fydorowich asked about when and where minutes are posted and was told they are submitted to the town clerk within a week of the meeting and posted to the documents section of the town website as well as in hard copy kept by the town clerk.

4. Old Business

4.1. Management of Property (WINN)

4.1.1. Apartment Rental – Update

Three vacancies in Phase I, one in Phase II; been quite time consuming; one was a smoker and more challenging to clean to the point of being acceptable to new tenant. Bruce's office will help make phone calls to people on the waiting list.

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

No activity involving grandfathered units

4.1.2. Review work orders

No written report; nothing exceptional to note. With hot weather, had every AC unit running to see if any problems; no big problems there.

4.1.3. Review of activities and issues of concern

4.1.3.1. Update on items reviewed by Bob Socha

We noted that Bob was out of circulation temporarily due to the death of his father, a person who had also donated much service to the town and in other areas.

Harvey met with Bob; Bob will have pricing info shortly on door-sealing options. Work on heat pipe pitch has been done.

4.1.3.2. Request from resident to reconsider finding a place for smokers. There are people leaving the property to smoke; they would commit to maintaining a site and access to same, but board members were not inclined to change the complete ban.

4.1.4. Review Financial Reports

4.1.4.1. Monthly review of current budgets and actual expenses

Reports for June not ready yet, given the early date of the third Tuesday, but Bruce will distribute reports to commissioners as soon as they are completed.

4.1.4.1.1. Review of benefits provided to employees

Renewed through CBIA's Aetna plan. Jay is participating while Fran continues on COBRA as long as it is available.

4.1.5. Review Resident Services Coordinator's activities

Fran's on vacation; has been continuing her activities. Painting party for next month.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from June 17, 2014

Bob moved, Ellie seconded and it was unanimously agreed to accept the minutes from the previous meeting.

7. Resident Questions/Concerns

Marylou and Brooke have been discussing the fact that people continue to modify the area outside their units. Marylou will be point person to evaluate individual proposals. Brooke will be distributing memo.

Ellie says residents asking if and when Bob Pettee's position will be filled. The process was reviewed.

8. Adjournment

Adjourned 3:40