

**Housing Authority of the Town of Somers
Meeting June 16, 2015 – 2:00 p.m.
Woodcrest Community Room – 71 Battle Street
Meeting Agenda**

1. Call to Order

Called to order at 2:00 PM

2. Attendance

Marylou Hastings, Ellie Lally, Dave Arnold, Robert Landry, David Pinney, Fran Little, Harvey Edelstein, Maureen Corley

3. Discussion with individual residents

Ms. Fedorowicz requesting that any pesticide spraying activity be noticed in advance and the posted schedules be adhered to. David Pinney indicated he had reviewed this with management and that all spraying would occur only when appropriate notice had been provided to residents in advance.

4. Old Business

4.1. Management of Property (WINN)

4.1.1. Apartment Rental – Update

Phase I: three were open as of April's meeting, all occupied now; three new vacancies coming up but applicants already in process; Phase II is fully occupied as well.

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

Unsure right now if any of the upcoming vacancies in Phase I are legacy units or not. They will confirm and review this with commissioners.

4.1.2. Review Condition of the Facilities and work orders

Bob Green has left and Jay Malley is hired as his replacement.

4.1.3. Review Financial Condition

Harvey distributed a written financial overview; reduction in vacancies is helping cash flow catch up with outstanding payables – primarily snow removal at this point.

Harvey reviewed conversations they are having to develop approach to snow and ice that will help lower the costs

4.1.4. Review Resident Services Coordinator's activities

Fran distributed an activity report and reviewed some of the content. She has continued to apply significant time to rent related activity. She had the town's social services director over to review with residents activities at the senior center. A resident party/picnic is planned for the end of June. She is continuing to pursue additional programs and activities for residents.

Dave Arnold has been discussing with Fran the fitness facility at Somers Crossing and programs available there for seniors.

4.2. Possible executive session to review contracts and litigation

No session was required.

4.3. Other

Nothing raised

5. New Business

- 5.1. Elect directors for general partners, Somers Housing Management, Inc., and Somers Housing Management Phase II, Inc.

David Pinney reviewed the concerns that having all of the housing authority commissioners serve as directors of the general partners created a challenge for the general partner directors to meet without it becoming a meeting of the housing authority, which meeting would then be a public meeting required to conform to all requirements of the Freedom of Information Act. He also reviewed language in the partnership agreements for both Phase I and Phase II that called for the housing authority, as the sole shareholder for both general partner entities, to elect directors for the general partners annually. He suggested that the housing authority elect the chairman and the treasurer as directors for each general partner, given that most of the work of the general partners was entering into contracts for service provided to Woodcrest Phase I and II and for reviewing and signing checks for each phase.

Dave Arnold moved, Ellie Lally seconded and it was unanimously agreed to elect David Pinney and Robert Landry as directors for Somers Housing Management, Inc. and Somers Housing Management Phase II, Inc.

- 5.2. Other

Nothing raised

6. Approval of minutes from April 21, 2015

Arnold moved, Hastings seconded and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

Marylou raised concern on continuing to upgrade door weather-stripping on the cottage doors. Jay will continue with this work.

Ellie concerned that interior water damage from winter snow and ice still has not been addressed. Maureen indicating Harvey aggregating all damage for one contractor proposal. Ellie notes that residents would appreciate communication about plans and developments.

Ellie indicated residents would like some type of notice of work done to be left at apartments when work is done by maintenance or others while the residents are out.

Ellie passed along a request from residents at #71 to upgrade cable service for community room to enable accessing to movies.

Ellie is reminding Harvey to address concerns regarding service from High Grade Gas Service.

8. Adjournment

Ellie moved, Bob seconded and it was unanimously agreed to adjourn at 3:18

Respectfully submitted,

David Pinney, Chair