

**Housing Authority of the Town of Somers
Meeting Minutes from August 18, 2015
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 2:00pm

2. Attendance

Ellie Lally, Marylou Hastings, Bob Landry, David Pinney Brooke Hawkins, Maureen Corley, Fran Little

3. Discussion with individual residents

Arand Knuttel concerned about continued problem with dog feces inside hallways at #75 and also about inappropriate and potentially dangerous use of a motorized scooter; Management has a plan to address this and is engaged in successful implementation of said plan. Sue Cherpak indicated she and two others are interested in using one of the empty offices in #75 for quilting; management will review options. Another resident is concerned that she was forced to give up her parking space, particularly during snowstorms. The issue has been raised before and residents want to know when we will have a plan for dealing with this. REDI and management are developing a comprehensive plan for snow removal. It may eliminate the parking space issue altogether. Maureen expects to have plan finalize by mid-September.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: two vacancies but both rented and move-in Sept. 1; Two in Phase II with people looking but no commitments yet.

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

No units involved in recent vacancies

4.1.2. Review Condition of the Facilities and work orders

Brooke reviewed work orders from previous month; most addressed but some closet door damage still to address; this work plus several apartment turnovers has prevented any progress on door weatherization. Management is posting for part time maintenance that would be permanent and help address these and other needs. Brooke also noted continuing issues with residents putting inappropriate stuff in toilet or sink. This results in plugged toilets and backed-up septic tanks requiring more frequent pumping. Residents pay for repair time on toilets but more challenging to confront culprits when the problem ends up in the septic tank.

4.1.3 Review Financial Condition

Cash flow has been moving without issue; reviewing budget for next year's proposals. Still working down past payables in Phase II. Phase II budget will be over budget at year-end but Phase I might be ok. Maureen indicates the PILOT payment to the town has significant impact making for very little room to accommodate overages such as last winter's snow removal expenses.

4.1.4 Review Resident Services Coordinator's activities

Fran distributed a report of activities; continuing regular activities as well as gearing up for fuel assistance application season which starts early September. Assisting in applications

for in-home care provided by DSS, support that can make the difference in staying at Woodcrest or going to assisted living

4.2 Possible executive session to review contracts and litigation

None needed

4.3 Other

Nothing raised

5 New Business

5.1 Other

Nothing raised

6 Approval of minutes from July 21, 2015

Ellie moved, Marylou seconded and it was unanimously agreed to accept the minutes as presented.

7 Resident Questions/Concerns

Ellie still frustrated with High Grade without any progress; she's planning to approach the state's Attorney General. Harvey's efforts at conversation with High Grade have either been cancelled or non-productive.

8 Adjournment

Adjourned at 3:00.

Respectfully submitted,

David Pinney, Chair