

**Housing Authority of the Town of Somers
Meeting October 20, 2015
Woodcrest Community Room – 71 Battle Street
Meeting Minutes**

1. Call to Order

The meeting was called to order at 2:10

2. Attendance

Marylou Hastings, Dave Arnold, Bob Landry, Dave Pinney, Brooke Hawkins, Harvey Edelstein, Maureen Corley

3. Discussion with individual residents

While several residents were present, no questions or comments were raised

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: one fully rented, one under deposit and application, one being shown this Friday;
Phase II: one from last month rented and moved in, three under deposit and application, one completely available.

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

No new openings in legacy units

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed a report from Jay reviewing work performed

Turnover activity has started to slow down at this time of year.

Door lower seal is not working in every application. A variety of problems, some with the concrete, some with door frames. Harvey will be working with Jay to find solutions.

Utilizing maintenance staff for snow removal is still under discussion as we finalize a contract with the snow removal contractor and equipment available.

We will have Jay look at the lights in the back of #75 to evaluate options for shielding the light cast from the residents on Stebbins Road

4.1.3. Review Financial Condition

Maureen indicates no significant developments since last month. Spending a lot of time with Brooke and Jay reviewing expenses and developing budgets for next year. Reviewing contracts for potential savings and finding some. Operating in the black month-to-month but still have snow removal expenses outstanding. Maureen suggesting using reserves to retire old debt that is still outstanding at the end of the year.

4.1.4. Review Resident Services Coordinator's activities

Distributed report from Fran. Harvey noting how many services we provide that used to be provided by the town.

4.2. Possible executive session to review contracts and litigation

Bob moved, Dave Arnold seconded and it was unanimously agreed to enter into executive session at 3:10 to review contracts. Brooke, Harvey and Maureen were invited to attend as was Jay Malley. The commission came out at 4:10. Dave moved, Bob seconded and it was unanimously agreed to authorize proceeding with the proposal to purchase a Mahindra tractor with plow and snow blower through Ellington Agway and finance the purchase with Mahindra.

4.3. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from September 15, 2015

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

7. Resident Questions/Concerns

Marylou underscoring ongoing frustrations with poor seal of exterior doors; new weather-stripping is effective where it has been used.

8. Adjournment

The meeting adjourned at 4:12

Respectfully submitted,

David Pinney