

**Housing Authority of the Town of Somers
Meeting May 21, 2025
71 Battle Street
Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00pm.

2. Attendance

Marylou Hastings, Terri Schmidt, John Nejfelt, David Pinney, Brooke Hawkins, Maureen Corley

3. Discussion with individual residents

A resident was present discussing how concerns and complaints are shared with Marylou, the tenant commissioner, and then with the board. She itemized personal concerns about mailboxes and the speed of the lawnmowers. The mowers are throwing up stones that have damaged siding and the enclosures for the trash dumpster. Another resident with similar concerns. Brooke noted that she is available through voicemail or text most of the time and somebody is on call at all times. A resident asked about whether the coin dryers could be changed to enable shorter time for less money. Also concerned that washer cycle is only 23 minutes and should be 30.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I has no vacancies at present but one is coming up June 1. Nothing in Phase II

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

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a summary of work orders. There were several for electrical issues as a result of inspections that wanted changes to power blocks, extension cords, light bulbs. Brooke had quotes for tree removal and sidewalk repair at 63 and also some sidewalk issues at 71. The consensus was to go with Bores for the work. Planning to start replacing mailboxes for 63.

4.1.3. Review Financial Condition

Phase I on budget, a little closer to break even with some recent expenses. Phase II still real close to budget but not in the red; actually showing a little better than Phase I. Maureen has prepared reports that she will email to commissioners for review and discussion at the next meeting.

4.1.4. Review Resident Services Coordinator's activities

Fran's report covered the usual but also noted organizing onsite application for renter's rebate and coordinating signing residents up for farmers' market support

4.2. Phase I partnership transition

Dave reported that the appraisal should be ready this week and the tax return will be completed and filed by the end of the month.

4.3. Review of policies pertaining to tenant-owned appliances

Brooke has reviewed existing lease language and found very little specific to appliances in the units. She has drafted additional language for the handbook as well as an appliance addendum for the lease. She distributed these drafts to the commissioners for review and discussion at the next meeting.

4.4. Other

5. New Business

5.1. Other

6. Approval of minutes from April 16, 2025

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

7. Resident Questions/Concerns

Nothing beyond what was discussed with the residents

8. Adjournment

The meeting was adjourned at 2:10

Respectfully submitted,

David Pinney, chair