

Housing Authority of the Town of Somers
Meeting September 17, 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

None present

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: no vacancies. Phase II: one vacancy that needed complete refurbishment

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

None in play

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed activity report. With few turnovers some projects have been done: mailboxes, sky lights, painting and signage in #71 foyer.

John reviewing safety vests usage and then employee handbook in general. In talking about non-residents being on the property, it appears this is infrequent, but 100% compliance is challenging to accomplish.

4.1.3. Review Financial Condition

Maureen had distributed reports via email but there hadn't been much time to review them. She will make a point of getting them out by the Friday before the next planned meeting.

The reports showed positive cash flow for each phase and, barring unforeseen expenditures, we are on track to finish in the black for each phase.

We discussed the fact that next year's budget for Phase I would be prepared only for the board and not also for April Housing so we expect to be more involved in developing and adopting a budget as directors of the general partner, Somers Housing Management, Inc.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report. There was a major effort on facilitating energy assistance applications in conjunction with Access Agency. Discussion of the assistance program included the challenges of dealing with High Grade Gas as the heating fuel supplier. This led to a need to review the contract we have with High Grade as the original contract has likely expired at this point. Fran continues with assisting individual residents and showing vacant units.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from July 16, 2025

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

7. Resident Questions/Concerns

Marylou noted that people using the community room at #63 are not relocking the doors when they leave as they are required to do. She'll review this with the office.

8. Adjournment

The meeting was adjourned at 1:50pm

Respectfully submitted,

David Pinney