

Housing Authority of the Town of Somers
Meeting November 19, 2025
71 Battle Street
Meeting Minutes

1. Call to Order

The meeting was called to order at 1:00

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: just received notice of vacancy coming up; Phase II: long term vacancy is finally being occupied tomorrow

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

Nothing in play

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a summary of activity. Low level of work orders meant staff had time to attend to some maintenance tasks.

We discussed developing a multi-year plan of anticipated capital expenditures

4.1.3. Review Financial Condition

Maureen had shared reports via email. She noted that there have been few unexpected expenses. The end of the year should find both phases in the black. Maureen is finalizing a 2026 budget to submit to the limited partner for Phase II. We will plan a meeting for the general partners and management company to follow next month's board meeting, at which time we will review 2026 budgets with Brooke and Maureen.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report highlighting the ongoing activities. Staff is preparing for the annual holiday party on Dec 11. Fran is preparing for the snow removal phone call activity that she coordinates.

4.2. Other

IRS has approved 501c(3) status for Somers Affordable Housing Partners, Inc. We will now take up grant opportunities for which this entity is eligible.

5. New Business

5.1. Meeting schedule for 2026

The consensus was to continue meeting on the third Wednesday of each month at 1:00. The meeting schedule is attached.

5.2. Other

Nothing raised

6. Approval of minutes from October 15, 2025

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

7. Resident Questions/Concerns

Doors for community room at 63 are always unlooked which is an issue. Brook reviewing changing the lock mechanism

8. Adjournment

The meeting was adjourned at 1:45pm

Respectfully submitted,

David Pinney, chair