

**Housing Authority of the Town of Somers**  
**Meeting October 15, 2025**  
**71 Battle Street**  
**Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:05

2. Attendance

Marylou Hastings, Terri Schmidt, 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 with application under review

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 a report on maintenance activities. At this time of year there are fewer calls for heat or cooling issues. Residents struggling with understanding how the thermostats work so we anticipate an increase in calls as the weather turns colder. In the meantime, staff has been trimming trees and completing some repair and painting work.

4.1.3. Review Financial Condition

Maureen indicated that both phases had positive cash flow for the month with only basic expenses involved. Barring unanticipated large expenses, both phases are on track to end the year in the black. Maureen will let us know when drafts budgets are complete so the general partner directors can review them.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran that noted her continued work across a variety of areas. She coordinated a survey of residents for Champ's Place Food Pantry. Staff are planning the annual holiday party for December 11 at Joanna's from 11 to 2. Dave noted that the town was planning activities to commemorate the 250<sup>th</sup> anniversary of adopting the Declaration of Independence. This prompted some initial ideas for a fife & drum parade at Woodcrest and maybe some type of contests

4.2. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from September 17, 2025

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

7. Resident Questions/Concerns

Marylou noted that a number of residents were interested in helping wash the outside of their windows and screens. Brooke will review with staff how to make this happen.

8. Adjournment

The meeting adjourned at 1:45.

Respectfully submitted,

David Pinney, chair