

**Housing Authority of the Town of Somers
Meeting February 18, 2026
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: Two move-ins happening for currently vacant units. Phase II: one vacancy, but it needs carpet and paint before showing. It's a dedicated 25% unit and waiting list is long

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

Working on snow and ice removal is cutting into time available for turnover and other work orders. There have been a number of leak problems to address. Staff work to rake snow off roofs but there is a lot of roof and some is not accessible from the ground. Brought in bucket trucks to clear the second story roofs. Discussion about doing that sooner after a snowfall of 12 inches or more. The heavy snow also necessitated hiring extra snowblowing at the back of Phase II cottages where there are no sidewalks. Discussed possibly pursuing a grant to install sidewalks in the back of these units as well as in the front adjacent to the parking area.

4.1.3. Review Financial Condition

Discussion of snow removal continued into the financial review. Hiring the bucket trucks costs at least \$5,000 for each big building but if they came in right after a major storm, it could save staff from significant time in trying to mitigate from the ground as well as reduce leak problems.

With snow contract fees, elevator repair, and firewatch fees, Phase I barely broke even in January. Phase II was a little stronger.

4.1.4. Review Resident Services Coordinator's activities

Fran handles much of the phone activity around snow removal activity in addition to her ongoing work. She also coordinated with the town's social services department in distributing blankets to residents.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from January 21, 2026

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

7. Resident Questions/Concerns

Residents have been happy with the snow removal process.

8. Adjournment

Marylou moved, Terri seconded and it was unanimously agreed to adjourn at 1:45pm

Respectfully submitted,

David Pinney, chair