

**Housing Authority of the Town of Somers
Meeting June 17, 2026
63 Battle Street
Regular Meeting Agenda**

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

Terri Carpentier raising concern about out of control bittersweet weed around her unit. Maintenance continues to work on this. Also noting the damage done by mowing operations. Too often blowing grass and debris toward the building. Brooke has been on the landscape contractor to control this. Residents are frustrated that the pavilion is quite dirty. Birds make a mess of things. Questioning if can find some help with the cleaning, but options are limited. Maybe try reaching out to Boy Scouts.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: Three openings were filled but two more coming up. Applicants lined up for those.
Phase II: Of last month's two open units, one filled, second still open.

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 summary of work order activity. Most of the work was small scale. Some larger issues required outside contractors

Beebe's crew has damaged columns and other parts of the property. They will cover all necessary repairs.

4.1.3. Review Financial Condition

Maureen reported positive cash flow for both phases but also that both have outstanding invoices to pay for the last of the snow contracts as well as audit and tax return expenses. It was agreed to transfer \$20,000 from operating reserves for each phase to clear outstanding invoices.

Brooke reviewed the need for extending the pavement at Phase II cottages to eliminate the need for residents to walk on the grass to get to their cars. She has a quote of approximately \$17,000 for the project. She also described the leaking occurring with the skylights in building 75's sun room. That repair would be \$16-18,000. It was decided to take funds from Phase I repair reserves and loan them to Phase II for the pavement work.

Brooke and Maureen are concerned that rent increases capped at 2% per year are not keeping up with increases in operating costs. It was agreed to maintain the cap for existing residents but to raise the rents for new residents by 4% starting July 1.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran. Took applications for 120 residents for renters' rebate. Also, good engagement with farmer's market cards.

4.2. Review plans for new building project

David and Maureen reviewed a meeting they had with Department of Housing staff. Maureen had submitted a preliminary application for funding and DOH followed up with a request for a meeting, indicating initial interest in learning more about the proposed project. Next step is to establish control of the site. Todd Rolland has outline the process which involves surveying the site, writing a deed describing the parcel, Selectmen sending the proposed deed to Planning and Zoning for review, P&Z holding a hearing before acting on the proposal and sending it back to the selectmen, then the selectmen taking the proposal to a town meeting. Presently, the survey is completed and the assessor is in the process of preparing the deed.

4.3. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from May 13, 2026

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

7. Resident Questions/Concerns

Nothing else raised

8. Adjournment

The meeting adjourned at 2:30

Respectfully submitted,

David Pinney, chair