

**Housing Authority of the Town of Somers  
Minutes of Special Meeting April 28, 2016  
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 2:00 PM

2. Attendance

Marylou Hastings, Elaine Fedorowich, Dave Arnold, Bob Landry, David Pinney, Brooke Hawkins, Jay Malley, Maureen Corley, Nick Kirby, Harvey Edelstein

3. Discussion with individual residents

Ellie Lally concerned that there is a new person responding during off hours to resident calls but when she called and he showed up she was not aware of who he was and whether she should let him. Brooke indicated the office would send out the information. Ellie also asked that notices about meeting date changes be posted at community rooms.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Since last month one unit open in each phase but new tenants secured for each. No grandfathered units involved

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

4.1.2. Review Condition of the Facilities and work orders

Jay reviewed work orders. Renovated two units that changed tenants and has two to work on because of the turnovers mentioned above. First round of new mulch was applied. Some additional to come. Spraying for bees in the eaves where problems noticed using environmentally friendly insecticide. Notice will go out providing the specific timing.

Elaine asked about process for dealing with ants inside the unit. Tenant has to call in a work order and spray will be provided.

4.1.2.1. Discuss residents' plantings in beds outside their apartments

Brooke is noting that occasionally residents will stop the contractor from mowing or placing mulch and thinking it's within their purview to direct work around their units. This slows down the contractors and can lead to additional charges.

Maureen proposing a summer addendum to the lease that will review rules regarding planting and other outdoor activity. Every resident would sign to acknowledge. They would consider a similar addendum every winter. Creates an opportunity to review past practices and initiate new discussions

Raised beds behind #71 are falling apart; Dave seeking Boy Scout help since they installed the beds originally. The best option might be to dismantle the beds and plant directly at the ground level as is done at #63.

4.1.3. Review Financial Condition

Maureen reviewed: Phase I has positive cash flow for the quarter; under budget in expenses and good occupancy have contributed. There are no outstanding payables over 30 days. Phase II is slightly ahead of budget in net income for the quarter: \$27,000 versus \$25,000. Some payables outstanding but cash flow has been good. Made the first PILOT payment of \$19,000 within this quarter and accruing monthly for the July installment.

4.1.4. Review Resident Services Coordinator's activities

Fran is away but left a report that Brooke distributed and reviewed. Fran is gearing up for residents to apply for renters' rebates from the town among other ongoing programs

4.2. Possible executive session to review contracts and litigation

No reason presented for executive session so none held.

5. New Business

5.1. Review prospects for solar panel installations at Woodcrest

REDI has been exploring programs that might be viable to provide ground mounted solar arrays at two sights on the property. What is proposed is a twenty year contract that provides and maintain the panels, installs LED streetlights and elsewhere on the property in exchange for a fixed, reduced electric rate that would be in place for the twenty year period. The rate would be 20% or more less than current Eversource rate with 3% annual increase. The opportunity depends on putting the agreements together before the annual supply of tax credits is exhausted. They'll proceed if everything comes together.

6. Approval of minutes from March 17, 2016

Elaine moved, Dave seconded and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

Elaine noting that each common area has a library but one resident has been taking books and selling them. Elaine will confirm identity and Brooke will address it.

Marylou says residents inquiring about marking parking spaces. Brooke indicates they are planning to restripe and number the spaces. Brooke will also be putting in a sign for "resident only" parking

8. Adjournment

The meeting adjourned at 3:15

Respectfully submitted,

David Pinney, Chair