

**Housing Authority of the Town of Somers
Minutes of Meeting of June 16, 2016
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

Meeting called to order at 2:00

2. Attendance

Marylou Hastings, Eileen Fedorowich, Dave Arnold, Bob Landry, David Pinney, Brooke Hawkins,

3. Discussion with individual residents

Ellie asking about concrete being installed; Brooke indicated they had decided to move the location for the bench a little closer to the Battle St. because the site was flatter. Ellie's son is ready to install when the site is ready.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: two units have opened up; one under deposit and the second has application in.

Phase II: Two units will become vacant at end of June; still bringing in interested people and a couple of applications have been denied.

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

None involved in current turnovers

4.1.2. Review Condition of the Facilities and work orders

Jay is at a training program so Brooke reviewed work orders: 40 received since last meeting with 36 completed, two in process, and two waiting for special order parts.

Four turnovers coming up. Also preparing to restripe the parking areas which will call for careful logistics with residents and their cars.

Just installed motion sensor lights in hallways at #71. One strip on constantly, the other switched. If it works well, then will do same in #75 and most of the public rooms.

4.1.3. Review Financial Condition

Both properties in strong cash flow positions; nothing over 30 days; upcoming vacancies will interrupt revenue some but should not be disruptive.

4.1.4. Review Resident Services Coordinator's activities.

Fran was not present so Brooke reviewed Fran's activity, noting that Fran has been expanding the tasks she performs for general office support along with her ongoing list of resident support activities.

Brooke is hoping to organize some summer recreational activities.

Eileen has discussed with Brooke and Maureen acting in a "welcome wagon" type function with new residents and providing a variety of information for both Woodcrest and elsewhere in town including the senior center. Marylou indicates there has been some activity of this type for new folks at #63.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from May 19, 2016

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

7. Resident Questions/Concerns

Eileen had someone from building #75 asking if a cloth line could be installed near the building. Options will be reviewed.

Dave asked for feedback on the site reviews Dave and Marylou conducted in support of lease addendum on permitted activities around one's individual cottage. They did not find many problems, though there are some with whom Brooke is following up. Brooke noted there was considerable concern when the initial notice went out, but most residents were comfortable as they learned more about the details.

8. Adjournment

The meeting was adjourned at 2:45

Respectfully submitted,

David Pinney, chair