

**Housing Authority of the Town of Somers
Minutes of February 15, 2017
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 3:05pm

2. Attendance

Eileen Fedorowich, Bob Landry, David Pinney, Brooke Hawkins, Maureen Corley

3. Discussion with individual residents

Sue Cherpak looking for better process to get snow off residents' cars and in between. Many residents not physically able to deal with heavy snowfalls in excess of 6". Brooke concerned that residents living here are expected to be able to function independently and that includes being responsible for their cars. There is potentially some staff from Frank's to help shovel in between cars. Brooke and Maureen will approach Frank's about that.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental ó Update

Phase I has two turnovers that represent vacancies; Phase II has four vacancies; two deaths and two going to assisted living with the latter representing lease-breaks where the resident is responsible for the rent until a new tenant is secured. Currently have two under deposit, two in the works and two still looking

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

One of these units is a legacy unit renting at more than 25% but less than 50%. Brooke has as many as three residents whose circumstances have changed significantly enough to consider rent adjustment. The general partner will review these to see if this apartment might be rented to one of these current residents at a rate that works for them and sustains the necessary income for Phase I.

4.1.2. Review Condition of the Facilities and work orders

Jay provided info to Brooke who shared that. Keeping up with work orders but much of the time taken up with snow and maintenance on equipment

They will be bringing in a per diem guy to take snow off roofs of cottages

4.1.3. Review Financial Condition

Maureen has positive net income for both phases; most expenses have been as anticipated

4.1.4. Review Resident Services Coordinator's activities

Fran has been keeping up with her extensive list of support activities. She has additional volunteers working with residents to access support from Champ's Place food pantry on a weekly basis.

Eileen asking about Fran's participation with Choices which is a program to help individuals select the most appropriate medicare advantage coverage. Brooke will review the details with Fran.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Eileen had asked about current by-laws applying to the housing authority and Maureen had located a copy from a grant application. While it's not definite that these are the most recent and current by-laws, we have nothing else in hand. Brooke and Maureen will review with an eye toward elements that might be added to our by-laws as the housing authority operates now in association with the limited partnership that is responsible for the operation of Woodcrest.

6. Approval of minutes from January 18, 2017

Eileen moved, Bob seconded and it was unanimously agreed to approve the minutes as presented.

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

The meeting adjourned at 4:30pm

Respectfully submitted

David Pinney