

**Housing Authority of the Town of Somers
Minutes of Meeting April 19, 2017
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 3:00

2. Attendance

Marylou Hastings, Eileen Fedorowich, David Pinney, Brooke Hawkins, Harvey Edelstein, Maureen Corley

3. Discussion with individual residents

Sandi frustrated that plantings she has put in have been challenged by the office and some removed by a resident. Brooke wants to support the efforts but also wants to sign off on a plan before implementing. There was discussion on beatification committee having regular meetings and helping coordinate communications and activities. Residents would like to see better cleanup at back entrance of #71; Residents and staff are aware that residents and non-residents walk their dogs on the property and generally don't have a problem with that except for those that don't pick up after their dogs. Eileen noted that she speaks to people she sees with dogs and encourages them to respect that this is private property. Residents are aware that smoking is occurring inside apartments; staff would like written notice of those instances. Concerns were raised that minutes are not showing up on web site. Dave Pinned will check with the town clerk. Some in attendance noted that residents want to care for Woodcrest as their home. This sentiment is welcomed and encouraged by the commissioners and staff with the hope that residents work with other residents and staff in pursuing their goals for Woodcrest.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I has four vacant, three under deposit, one available; Phase II has three, one rented and moving in and two available.

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

No new cases

4.1.2. Review Condition of the Facilities and work orders

Distributed report and reviewed; much turnover activity most of which they are doing in house; spring clean-up and repair from plowing damage is coming up.

4.1.3. Review Financial Condition

Audits and tax returns have been completed and no issues noted. Anticipate some cash distribution for Phase I regarding the 2016 fiscal year; waiting to confirm with AIG how that will be distributed

Current operating expenses have been in control with strong positive position in Phase I and on the positive side for phase II. Expenses in phase II well under budget so far.

4.1.4. Review Resident Services Coordinator's activities

Report distributed and reviewed; much time with energy assistance;

Eileen spoke about whether Fran is certified in the CHOICES program; Fran indicated she is not, but social service staff at senior center is. Eileen will let senior center staff know.

4.2. Other

Eileen inquired on assistance for car cleaning after snow; Frank's has been shoveling between cars for modest additional fee when snowfall is heavy and it has worked well.

Eileen inquired about the status of bylaws for the housing authority. Maureen has previously distributed a copy of bylaws adopted quite some time ago and not currently in line with the way Woodcrest operates as a LIHTC tax-credit property. Eileen will inquire as to the requirements that may or may not exist for the housing authority in maintaining bylaws.

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from February 15, 2017

Eileen moved, Marylou seconded and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

Marylou noting cars going down dead-ends without realizing there is no through passage or turn-around; Brooke will look at sign options

Eileen indicates folks still hoping for a clothesline at #75; she'll try reaching out to boy scouts to see if this might be a project for an aspiring eagle scout

8. Adjournment

Meeting adjourned 4:30

Respectfully submitted,

David Pinney, Chair