

**Housing Authority of the Town of Somers
Meeting Minutes June 21, 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, Bob Landry, David Pinney, Brooke Hawkins, Maureen Corley
Nick Kirby

3. Discussion with individual residents

Mrs. Lally wants to know if there could be a functioning handicap parking space at the front of #71 for short term use for people coming to the offices. Also concerned that side doors are not auto opening, making it challenging for less mobile folks. Could the doors be any easier to open? Brooke noting that updated fire code requires doors be closed when space unoccupied. This has hampered access to the community room, but those doors can be open when the offices are occupied. Brooke will review options for handicap access at front door.

Have large gypsy moth issue; one spraying has been done and some spot follow-up is planned

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Since April have rented four of five noted at that time with the fifth ready to move in. Four new vacancies; two under deposit, two available

Phase II has had five units come open, three rented and two still open

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

One of the new vacancies is a legacy unit in rough shape. So it will need about \$5,000 worth of repair and then we can maintain it as a low income unit, whether to a current resident needing a rent reduction or a new resident.

4.1.2. Review Condition of the Facilities and work orders

Even with high level of apartment turn-over, taking care of most work orders within a day.

Report distributed and reviewed. Snow removal contractor still working through repairs from plowing damage.

4.1.3. Review Financial Condition

Phase I audit expense paid in May creating a net loss in cash flow for the month but overall, year-to-date is consistent or better than budget. Vacancies have reduced revenue but holding close to budget. Similar cash flow challenges in Phase II, exacerbated by much of the exterminating expenses being in phase II.

4.1.4. Review Resident Services Coordinator's activities

Fran provided a written that was distributed and reviewed. She continues with work on many services but also plays a large role in working through vacancies of which there have been more than usual this year. She has set up a Fourth of July party coming up soon.

Coordinating meetings with the fire department. The chief has been thorough and committed in increasing resident understanding of how to deal with emergencies.

4.2. By-laws

Eileen had contacted the town clerk who produced by-laws for the housing authority that were adopted in 2006. Copies were distributed to the commissioners who will review the by-laws in anticipation of revising to conform with Woodcrest's current organizational structure and the housing authority's role in overseeing Woodcrest's operations.

4.3. Other

Eileen still pursuing the Boy Scouts about helping with a clothesline as an Eagle project

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from April 19, 2017

Spelling of Pinney in item three needs to be corrected. Marylou moved, Eileen seconded and with Bob abstaining, the minutes were approved as modified

7. Resident Questions/Concerns

What happens to parking the second car for residents who have two cars for their unit. They are supposed to use visitor spaces but create problems when they use unoccupied spaces that are assigned to other residents.

Follow-up on signs that were discussed a while back. Having trouble finding locations that work with snow removal operations.

Still too much speeding; speed table may be needed. Brooke will check costs

8. Adjournment

Bob moved, Marylou seconded and it was unanimously agreed to adjourn at 4:20

Respectfully submitted,

David Pinney, Chair