

**Housing Authority of the Town of Somers
Meeting Minutes September 20, 2017
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

Meeting was called to order at 3:00

2. Attendance

Marylou Hastings, Eileen Fedorowich, Bob Landry, Harvey Edelstein, Brooke Hawkins

3. Discussion with individual residents

Mrs. Lally offered condolences on Dave Arnold's passing and thanks for posting the agenda. Many residents were present to participate in High Grade Gas discussion. Back door and side door at #75 are left in quite a mess after lawn service. Spider webs around the door capture much of the debris and add to the mess. Similar concerns around the cottages. Can we do more power washing? Harvey wants to look at the sites. The hallways and stairs are dirty as well. Dryer vents appear to be plugging up. Can we order stove drip pans in bulk for the residents to buy individually

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: six vacant, two under application and four available; two of the later are highly damaged. Phase II: one vacant and one under application. Some of these vacancies are taking some time to find applicants who meet the income qualifications.

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

One of the vacancies is a legacy unit and will be reviewed with the General Partner

4.1.2. Review Condition of the Facilities and work orders

No written report. Down to one person (Dave), and in the process of hiring new person. Jay has been re-assigned to Stafford. Dave is doing vacancy turnover work by himself but keeping up with other work orders.

Eileen noting the need to clean out gutters.

4.1.3. Review Financial Condition

Maureen not able to attend nor provide a write up. Still in good shape regarding cash flow and keeping up with bills.

4.1.4. Review Resident Services Coordinator's activities

Fran busy as usual. Access, upon request, sent two people to help with energy assistance and everyone was processed in a three day period.

4.2. By-laws

Will be taken up later in the fall; hopefully when the commission has all five members on board

4.3. Increasing accessible doors

Maureen and Harvey will work with contractor working on the Stafford project to identify approach to adding power assist to additional outside doors. They will also recommend where funds may be allocated to pay for the work.

Community room doors are suppose to remain closed per fire code, though they can be kept open when staff are in the office; there is some prospects for adjusting the door closers to reduce

the force required to open the doors making it easier for people to open them while still handling their walkers

4.4. Other

Eileen asking if any further discussion on fire drills. Concerned that residents are not responding to alarms. Fire department is still involved in series of meetings at #63, 71 & 75. Fire drill in the works.

5. New Business

5.1. High Grade Gas fees

Harvey reported on discussion with the company regarding recent increase in annual fee (from \$90 to \$131). Not much progress yet but he will be reviewing the contract with an attorney to determine what options are available to ease the burden this increase creates for Woodcrest residents

5.2. Other

6. Approval of minutes from July 19, 2017

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

7. Resident Questions/Concerns

None raised

8. Adjournment

The meeting was adjourned at 4:30

Respectfully submitted

David Pinney, chair