

**Housing Authority of the Town of Somers
Meeting January 21, 2018
Woodcrest Community Room – 71 Battle Street
Meeting Minutes**

1. Call to Order

The meeting was called to order at 3:10pm

2. Attendance

Marylou Hastings, Bob Landry, David Pinney, Brooke Hawkins, Fran Little, Nicholas Kirby

3. Discussion with individual residents

Mrs. Lally expressed her appreciation for being kept informed regarding automating some of the exterior doors. She wanted to confirm which doors would be upgraded and was told it would be the northwest doors (inner and outer) accessing the porch and mailboxes. Ms. Fedorowich asked if there was likely to be further action regarding High Grade Gas's service fee and was told it did not appear likely. She also inquired about replacing the CO detectors in the Phase II apartments and was told that the limited partner had approved accessing capital reserves for the expense and that replacement units had been ordered. Susan Leclerc asked about policy on letting people in who are not residents; staff continues to reinforce do not let people in. A question arose regarding drip pans for stove tops, Brooke still has to order them and will do so. A request was made to try to avoid scheduling activities on Wednesday when we can since that is day with lunch and other activities scheduled at the senior center. A resident went to see facility in Stafford and noted the difference in appearance of doors at the cottages which was much more attractive compared to doors as seen along Battle St.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I has two vacancies with apps in for review; Phase II no vacancies, but one is coming.

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

Nothing active in this aspect

4.1.2. Review Condition of the Facilities and work orders

Work order summary distributed; normal array of issues and all have been taken care of. Two renovations are in progress and will be done in house. Streetlights have been replaced where needed, most with LEDs; dryer units cleaned and all filters replaced. Still working on a second quote for door assist at #71. Approval received to order CO detectors. What are we doing on speed humps; going forward with two or three;

Looking at lights for sign at Battle St. but haven't found right item yet

4.1.3. Review Financial Condition

Budgets have been approved for both phases and cash flow is positive

4.1.4. Review Resident Services Coordinator's activities

Fran was present and reviewed the report she distributed. She has been working on some insurance issues for individual residents and exercise program as an addition to existing activity

4.2. Automating exterior doors

As noted above, O'Konis is lined up to take care of electrical work but still seeking a second quote regarding a contractor to procure and install the mechanisms

4.3. Other

Bob asked about discussing the PILOT payment with the town. Dave indicated he had asked the first selectman about an opportunity to review this with the board of selectman and noted a willingness for this but as of yet no date set. Dave will ask again. Dave also noted he was working with the new assessor to review how the amount of the payment is determined and whether Phase II is indeed subject to the supplemental tax bill authorized by the board of finance.

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from December 20, 2017

Marylou moved, Dave seconded and it was agreed to accept the minutes as presented. Bob abstained given that he was not present at the meeting

7. Resident Questions/Concerns

Nothing further raised

8. Adjournment

Bob moved, Marylou seconded and it was unanimously agreed to adjourn at 3:55

Respectfully submitted,

David Pinney, chair