

**Housing Authority of the Town of Somers
Meeting July 17, 2019 – 3:00 p.m.
Woodcrest Community Room – 71 Battle Street
Meeting Agenda**

1. Call to Order

Call to order at 3:00

2. Attendance

Marylou Hasting, Terri Schmidt, Spider Carey, David Pinney, Brooke Hawkins

3. Discussion with individual residents

Question from a new resident about the purpose of the annual “maintenance” fee charged by High Grade Gas. Brooke provided an explanation. He was also asking if interest was earned on the deposit required. Brooke was not sure about that and suggested he call HGGG.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: one vacancy but will be filled as of Aug 1; no vacancies in Phase II.

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

This recent rental at legacy rate just over 25%; the new tenant’s income is just over the 25% limit

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed work orders over that last two months. 86 orders, 85 completed, one still in process. All pretty typical work.

There was one turnover completed and another is in progress.

The FOB system in #75 needed to be replaced and generated over \$5000 in expense

Still have speed bumps as a project to complete. Brook trying a different vender.

Still chasing reimbursement for damage down by mail delivery person.

4.1.3. Review Financial Condition

Maureen had provided a financial summary that Dave reviewed. Phase I continues to operate with a surplus while Phase II continues to run very close to being in the red.

4.1.4. Review Resident Services Coordinator’s activities

Brooke distributed a report from Fran. Fran is conducting wellness visits for residents that might be challenged by the warm weather, along with continuing a wide array of programs and support for individuals in their quests for service or help in other personal issues.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Dave noted that the commissioners needed to reestablish officers for the housing authority and directors for the affiliated corporations and suggested this be taken up at the next meeting.

6. Approval of minutes from May 22, 2019

Spider moved, Marylou seconded and it was unanimously agreed to adopt the minutes as presented.

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

Spider moved, Terri seconded and it was unanimously agreed to adjourn at 4:00

Respectfully submitted,

David Pinney, chair