

Housing Authority of the Town of Somers
Minutes of Meeting August 21, 2019
Woodcrest Community Room – 71 Battle Street

1. Call to Order

Called to order at 3:00

2. Attendance

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

3. Discussion with individual residents

Marie Williams had a letter from Sue Terpak who was unable to attend. Brooke anticipated the content of the letter and indicated it would be inappropriate to discuss concerns about individual residents in a public meeting. David underscored that the board considered matters of policy while management was responsible for implementation of policy and matters pertaining to individual residents. Individual matters involving staff or residents that warrant the involvement of the board are taken up in executive session or through the involvement of the management company

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

No vacancies

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

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a work order report; normal array of issues that have been addressed; ongoing progress with projects.

4.1.3. Review Financial Condition

David reviewed a report from Maureen that summarized the financial performance for the current year. Phase I has income exceeding expenses by \$16,000 while for Phase II, income and expenses are just about even through the end of July. Each phase absorbed snow clearing expenses above what was budgeted but has otherwise been able to keep expenses lower than budget. There have been some significant repair expenses but Maureen has capitalized the largest of these, spreading the cost over several years rather than absorbing it all at once.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran Little. Good participation in renters' rebate and heating assistance. Fran continues to support residents across an array of programs and activities.

4.2. Other

Nothing raised

5. New Business

5.1. Review officers for Housing Authority and directors for affiliates

David noted that it has been some time since the board of commissioners elected officers or appointed directors to the affiliated entities.

Spider nominated David for chair, seconded by Marylou. Marylou moved to close nominations and elect David as chair. Terri seconded and the motion carried. Terri nominated Marylou for treasurer, Spider seconded. Terri moved to close nominations and elect Marylou as treasurer.

Spider seconded the motion and it was approved. Marylou nominated Terri for secretary and Spider seconded. Spider moved to close nominations and elect Terri as secretary. Marylou seconded and the motion carried. Terri nominated Spider as vice chair and Marylou seconded. Marylou moved to close nominations and elect Spider as vice chair. Terri seconded and the motion carried.

Marylou moved and Spider seconded to appoint Terri, Spider and David as directors of Somers Housing Authority, Inc., Somers Housing Management, Inc., and Somers Housing Management Phase II, Inc. The motion carried.

5.2. Other

Nothing else raised

6. Approval of minutes from July 17, 2019

Terri moved, Spider seconded and it was unanimously agreed to approve the minutes as presented.

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

Meeting adjourned at 4:10