

**Housing Authority of the Town of Somers
Minutes of Special Meeting October 23, 2019
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 3:00

2. Attendance

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

3. Discussion with individual residents

Joan asked about storm and the elevator not working; Brooke indicated it was a generator problem that is being checked out.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: the anticipated vacancy has become a vacancy, applicant withdrew so starting over; another vacancy has also come up. It's a grandfathered unit and we should be able to rent it out at the 25% level. Phase II: vacancy from last month has new resident moving in; a new one pending

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

See above

4.1.2. Review Condition of the Facilities and work orders

Brooke reviewed a maintenance report. She noted the work orders reflect work within specific apartments. Requirements on the property in general represent separate activity. The recent storm created significant work. The extended period involved in completing repairs on the fire panel at 63 created constant email and phone messages to Brooke and Dave.

4.1.3. Review Financial Condition

Maureen is reviewing several projects for the property as detailed in the maintenance report to determine what might be done within the funds available. Both phases are operating in the black and close to budget. Maureen is working with Brooke and Dave to develop budget proposals for 2020. The limited partners want to see these budgets next month. Maureen will be reviewing the proposals with the management company and general partners.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran covering renters' rebate, flu shots and many other activities. Brooke also had copies of the Woodcrest newsletter for November which highlighted the substantial scarecrow activity the residents created.

4.2. PILOT abatement for Phase II

Dave reviewed that Maureen is pursuing written statements from the state and Alliant indicating support for abatement. In that regard, Rich moved, Terri seconded and it was unanimously agreed that the housing authority indicate its support for abatement

5. New Business

5.1. Review recent storm event and extended power outage

Brooke and the staff are developing a notice to distribute to residents that reviews procedures during power outages. It will include advice on being prepared for outages, as well as info on support available at Woodcrest or from the town

Building 71 generator did not power the elevator and this is being investigated; building 75 generator did not start automatically and Dave had to start it manually.

6. Approval of minutes from September 25, 2019

Terri wanted to clarify that the question regarding installing an arcade game in #75 came from resident, not from Brooke who was the one presenting the question at the last meeting. She also wanted to elaborate on the commission's lack of support for the idea stemmed from concern over the noise the machine and activity would create. Marylou moved, Terri seconded and it was agreed to accept the minutes as modified. Spider abstained given that he was not present at the meeting.

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

November meeting will be at the normal day and time: Nov. 20 at 3:00PM.

Spider moved Marylou seconded and it was unanimously agreed to adjourn at 4:00pm

Respectfully submitted,

David Pinney, chair