

**Housing Authority of the Town of Somers
Meeting Minutes November 20, 2019
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

Meeting called to order at 3:05

2. Attendance

Marylou Hastings, Rich Carey, David Pinney, Brooke Hawkins

3. Discussion with individual residents

There was discussion of the newly installed speed bumps; there's concern that they are too high. It was agreed to approach the contractor about reducing the height.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: two apartments are turning over; one rented, second still looking for tenant (on the fifth applicant presently). Phase II: one will be vacant as of Dec 1 and one for Jan 1; applicants are in process.

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

The unit confirmed is going out at reduced rent.

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a maintenance report. Keeping up on work orders and turnovers; also making progress on campus projects – sidewalk approach to dumpster at #63, speed humps installed,

4.1.3. Review Financial Condition

Dave indicated Maureen's reports continue to indicate both phases are operating in the black, though Phase II will be tight through the end of the year. Maureen has completed draft budgets for 2020 and the management company should review them.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran. Substantial activity across the usual array of functions. Planning a holiday party at Joanna's instead of on site so as to accommodate all who might want to attend.

4.1.5. Phase II PILOT abatement update

Dave indicated that letters of support for abatement have been received from all involved parties, including the Department of Housing which has assumed responsibility from DECD for state housing interests. Hopefully, the selectmen are ready to resume active discussion of an abatement agreement.

4.2. Other

Nothing raised

5. New Business

5.1. Meeting schedule for 2020

The members would like to continue with a daytime meeting and will consider a specific schedule at the next meeting.

5.2. Other

Nothing raised

6. Approval of minutes from October 23, 2019

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

7. Resident Questions/Concerns

Brooke received a complaint that the decorations being put up in the common areas were dusty, maybe moldy. She will be meeting with the resident to review these concerns.

8. Adjournment

Spider moved, Marylou seconded and it was unanimously agreed to adjourn the meeting at 3:50pm.

Respectfully submitted,

David Pinney, Chair