

**Housing Authority of the Town of Somers  
Meeting Minutes January 15, 2020  
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 3:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

Question about modifying the speed bumps, given that they are high in spots. Not at this time; will review in the spring.

Question about the water; concerned that it has an odor to it. Brooke indicates has not been raised as an issue. Indication from those present that the smell has been noticed by others. Brooke will check with Connecticut Water about investigating whether there is a local problem.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I, no vacancies; Phase II has three vacancies that have been challenging to occupy at this time of the year. Two apps are in process and if approved will be occupied by Feb 1.

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

Nothing under consideration at this time

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a report covering the previous two months. Nothing too exceptional. Snow removal in December but able to work on turnovers lately.

4.1.3. Review Financial Condition

Dave reviewed input from Maureen. Phase I ended the 2019 fiscal year with strong positive cash flow even though there were some significant expenses to cover. Phase II was in the black but by a much closer margin. Consistent efforts by both office and maintenance staff to monitor expenses and complete work in house contributed significantly to making this positive fiscal outcome possible

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed a report from Fran regarding her work. Fran had a large role in setting up the holiday party in December. She has been fully involved in the rental activity as well as with keeping up on group and individual needs.

Fran and Brooke have met with new staff at the town social services offices and they are optimistic about much more coordination

4.1.5. Phase II PILOT abatement update

Dave reported that the selectmen are ready to have a discussion about proceeding with abatement for Phase II and expects the topic to be on the agenda for a selectmen's meeting in the near future

4.2. Other

Nothing raised

5. New Business

5.1. Confirm 2020 meeting schedule

Marylou moved and Terri seconded and it was unanimously agreed to continue to hold meetings At 3:00pm on the third Wednesdays of each month.

5.2. Other

Nothing raised

6. Approval of minutes from November 20, 2019

Marylou moved, Dave seconded and it was agreed to adopt the minutes as presented

7. Resident Questions/Concerns

Marylou brought up how some traffic is avoiding new speed bumps by driving into parking areas and around at too high a speed. Brooke is considering a letter to residents as well as continuing to follow up on any observed violations.

Another confirmation that new sidewalk to dumpster at 63 is really helpful.

8. Adjournment

The meeting was adjourned at 3:40

Respectfully submitted,

David Pinney, chair