

**Housing Authority of the Town of Somers
Meeting May 19, 2021
71 Battle Street
Meeting Minutes**

1. Call to Order

Call to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

Several residents were in attendance. In response to inquiries, we reviewed the makeup of the board of commissioners of the housing authority and the organization of the management of the Woodcrest property. There were questions and discussion regarding residents participating in cleaning and enhancing the appearance of the property, especially the exteriors of the two larger buildings. It was noted that there is beautification committee made up of residents that want to develop and implement ideas for improving the property. There was clearly interest in reinvigorating the work of this committee.

It was clear without substantial discussion that residents were looking forward to more opportunities to be together as COVID related restrictions are eased.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Brooke reported that four units are available in Phase I: one has been rented and the other three have applications submitted; Phase II has 5 open units, 2 are rented and 3 have applications under review

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

None of the apartments involved in turnovers represent grandfathered units.

4.1.2. Review Condition of the Facilities and work orders

In addition to turnovers, spring cleanup and mowing still in process. Staff are looking at removing and replacing older mulch. An outside tech is scheduled to come in to convert the HVAC equipment in the common areas of the big buildings from heat to AC. Still much COVID related delay in getting parts and supplies for work orders. Alliant will be onsite shortly to inspect Phase II – only in common areas and mechanicals. Fire alarm inspections next week throughout property.

4.1.3. Review Financial Condition

Reviewed Maureen's input: both phases are maintaining positive cash flow though not as securely as budgeted given the higher than anticipated number of vacancies, significant additional charges for ice and sanding treatments over the winter and large increases in the cost of propane. Other utility expenses have been lower than expected and staff continue to take care of the property while keeping the cost of that work in check.

4.1.4. Review Resident Services Coordinator's activities

Fran continues to help residents with COVID vaccinations and now renters' rebate applications. She also devotes considerable time to reviewing possible new tenants for the open apartments

4.2. Review of COVID-19 safety provisions and access to community spaces

Brooke recommended and it was agreed to open the common areas inside the big buildings for use by residents only, not outside family or friends, and with use of masks required for now. This use and guidelines for public contact will continue to be reviewed every month. Folks can gather outside without masks outside as long as they are fully vaccinated. Residents will be asked to put on masks in their apartments when staff have to come in for service needs.

4.3. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from March 23

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

7. Resident Questions/Concerns

Brooke and Marylou noted that recent lawn service was done by people unfamiliar with the property because the contractor's regular crew was not available. This caused some problems but will not be repeated.

8. Adjournment

The meeting was adjourned at 2:25

Respectfully submitted,

David Pinney