

**Housing Authority of the Town of Somers  
Meeting September 15, 2021  
71 Battle Street  
Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

Question confirming how long a visitor can stay in a resident's apartment; answer is two weeks unless there is discussion with and authorization from the office.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: 7 units in play; one occupied today, one still under repair, one from last month looking at a 10/1 move-in, a recent one scheduled for move-in, another recent one scheduled for 10/1, two available and in process. Phase II has no vacancies

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

Nothing in units that have come up. Have a resident that has lost a spouse and experienced significant income reduction and would be a candidate for rent reduction when the opportunity comes up

4.1.2. Review Condition of the Facilities and work orders

Staff busy with unit turnovers.

Phase I CO detectors quote will be \$30,000; evaluating whether to pay out of current income or reserves. Depends on recent and ongoing repair work that is being covered under insurance but will require payment of at least the deductible portion not covered by the insurance.

Lightning strike claim still waiting on check from insurance; alert systems still generating many false alarms that show up in email form and vendor is working on that.

HVAC air handler is in at #75, waiting to make sure everything working before finishing repair on ceiling.

Power washing has had to wait while doing turnovers. Part time guy is leaving

Fire dept inspection was thorough but found no problems.

4.1.3. Review Financial Condition

Maureen indicates that both phases are operating very close to budget. The issues are around covering extraordinary expenses for weather and tenant damage. The repair work and review by the insurance carrier continue and will determine the ultimate impact on cash flow.

4.1.4. Review Resident Services Coordinator's activities

Fran provided a report on activities that Brooke reviewed  
Over 80 appointments set up for heating assistance applications  
Rental activity is high and consumes much time

Still some activity in helping residents with Renters' rebate  
Fran is scheduling residents to get Flu shots provided at Woodcrest

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

Current protocols holding steady and most folks complying. Marylou noting that activity is ramping up to prepare for tag sale and everyone will be masked while inside. Sale itself will be outside only

4.3. Other

Nothing raised

5. New Business

5.1. Contemplating once again not having Christmas party and maybe doing gifts instead as was done last year

6. Approval of minutes from August 18, 2021

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

7. Resident Questions/Concerns

Residents at #63 are organizing a tag sale for later this fall. There are numerous items contributed by families clearing out units of residents who have left.

8. Adjournment

The meeting adjourned at 1:40pm

Respectfully submitted,

David Pinney, chair