

**Housing Authority of the Town of Somers  
Meeting November 17, 2021  
71 Battle Street  
Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

Question about snow: residents are expected to clean their own cars and ground in-between, residents with limited mobility have relied on volunteers to help but some who have in the past are not available to help. Ultimately, the responsibility is to the individual resident

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: seven vacant; one move-in Friday, unit #35 is close to done with tenant ready to move in, another has prospect, four on the market. Phase II: one vacant that is actively being marketed

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

None of the units in transition are legacy units

4.1.2. Review Condition of the Facilities and work orders

CO replacement in Phase I has just been completed

New part-time maintenance guy has just started; 25 hours/week but wants full time.

Replaced seven streetlights

Gutters done on phase II; outside vendor to help on two-story units

Fall clean up this week

Replacing filters

4.1.3. Review Financial Condition

Phase I has had some unbudgeted maintenance expenses and may not see any help from the property insurance to cover expenses renovating unit #35. Nonetheless, prospects for ending the year in the black look good. Phase II will be very close.

4.1.4. Review Resident Services Coordinator's activities

Fran continues to be busy organizing activities (largest flu shot program) as well as substantial role in turning over units

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

Masks continue to be required indoor common areas. Bit of an outbreak in #75 after group bingo so reinforcing safety protocols, including daily cleaning and disinfecting.

4.3. Other

Reintroduce PILOT abatement for PHASE II to new selectmen

5. New Business

5.1. Budgets for 2022

Maureen and Brooke have prepared and submitted budgets for 2022. They anticipate a 2% increase in rent. Phase I is reasonably comfortable but Phase II is tight given the PILOT payment.

5.2. Meeting schedule for 2022

The consensus was to continue to meet on the third Wednesday of the month at 1:00pm

5.3. Other

It was noted that we need to update bank cards. We'll see how soon the accounts will be switched to the new bank and determine if we might as well wait and update cards with the new bank.

6. Approval of minutes from September 15, 2021

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

7. Resident Questions/Concerns

Complaints have increased about stoves; need work orders to go in and really evaluate what the issues are.

8. Adjournment

Meeting adjourned at 2:00pm

Respectfully submitted,

David Pinney, chair

Meeting Schedule for 2022

All meetings will be held at #71 Battle St. at 1:00PM

January 19, 2022

February 16, 2022

March 16, 2022

April 20, 2022

May 18, 2022

June 15, 2022

July 20, 2022

August 17, 2022

September 21, 2022

October 19, 2022

November 16, 2022

December 21, 2022