

Housing Authority of the Town of Somers
Meeting July 19, 2023 – 1:00 p.m.
71 Battle Street
Meeting Agenda

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

None present

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: no vacancies but two are moving out prior to end of lease so cost until re-occupied would be covered by departing tenant; similar in Phase II with no vacancies but two moving out prior to end of lease.

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

Nothing open at present

4.1.2. Review Condition of the Facilities and work orders

Rich is out on medical issue for some period of time. We'll look at having contractor power wash rather than our crew

Air conditioning issues during hot weather, but keeping up otherwise.

4.1.3. Review Financial Condition

Brooke noted, based on ongoing work with Maureen, that both phases are keeping up with expenses and maintaining positive cash flow. Per recently enacted state legislation, a 401(k) plan has been put in place for employees. Several have elected to have money withheld from their paychecks which is then sent by SHA, Inc. to the plan agent. The Hillstead Agency has been reviewing renewal options for the property and liability coverage. Premium increases have been modest.

4.1.4. Review Resident Services Coordinator's activities

Fran prepared a report that Brooke reviewed. Along with the ongoing activities, renters' rebate applications were prepared in June. The weather has complicated an outdoor facility-wide event so considering moving into #75 community room. #63 pavilion furniture is constantly messed up by birds so Brooke looking for tarps to cover them.

4.2. Other

Harvey's bench has been installed along the drive to #71. A new bench has been placed at the entry to #71 where Harvey's bench has been serving to provide a place to wait for the bus.

Still looking for opening in the weather to replace skylights at #71

The selectmen are planning to meet with representatives from Winn Development regarding the latter's plans for a housing project at the mill site in Somersville.

5. New Business

5.1. Other

Nothing raised.

6. Approval of minutes from May 17, 2023

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

7. Resident Questions/Concerns

The public bathrooms at #75 have had several instances of someone spreading feces over multiple surfaces requiring staff to spend several hours cleaning and sanitizing the facilities. As a result, management has been keeping them locked but this is inconvenient to residents using the common areas and seeking convenient access to a bathroom. Brooke will arrange for the keyholder at #75 to have a key for the bathrooms to provide to people gathering for activities in the common areas.

Sunroom at #71 has been kept locked as a result of past uses that left a mess behind. Residents would like to use it so management will leave it unlocked and provide a trash receptacle with the proviso that unrestricted use can continue as long as people clean up after using the room.

8. Adjournment

The meeting adjourned at 1:55pm

Respectfully submitted,

David Pinney, chair