

**Housing Authority of the Town of Somers**  
**Meeting Sept 20, 2023 – 1:00 p.m.**  
**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

None present

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: one vacancy but application and deposit in hand

Phase II: no vacancy

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

Recent death in a grandfathered unit; there is a resident whose circumstances are changing but not clear yet how it will affect his income. He may be a candidate for reduced rent, if not Brooke will look to rent it at the 25% level

4.1.2. Review Condition of the Facilities and work orders

Crew had to prepare the properties for inspection by the limited partners. Site visit in August for phase II; no issues. For phase I, yesterday; no issues.

Work on skylights in conf room in #71 almost done

Power washed all buildings with outside vendor with great results.

4.1.3. Review Financial Condition

Reviewed maureen's report. Property insurance renewed at rates significantly higher than budgeted. Phase I is swallowing the increase, Phase II will be more of a challenge

Reviewed working with capital reserves with Brad from April Housing and will get started on replacing the most problematic refrigerators and AC units and possibly the fire alarm panel.

Phase I budget due Oct 16 so will be working on that and then Phase II

Skylight work in #75 has been pushed back given cash flow pressure; maybe we can pursue this through the capital reserve.

4.1.4. Review Resident Services Coordinator's activities

Staff arranged for a food truck for a campus-wide picnic and it was well received

Fran has arranged for the return of an on-site Flu clinic

Fran is helping set for Access energy assistance applications

Eversource has introduced a program to reduce bills for low-income households. Staff will be helping make sure residents who qualify can get that reduction.

4.2. Phase I transition

Maureen and Brooke discussed this with Brad from April Housing while he was on-site this week to inspect the property and review the operation. The actual end of the 15-year compliance period will come in the fall of 2025 but Brad will set up a conversation with us in January about transition.

4.3. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from May 17, 2023

Marylou moved, Terri seconded and it was unanimously agreed to approve the minutes of July 19,2023, as presented.

7. Resident Questions/Concerns

Complaints about trimming plantings that are encroaching around the windows of some of the cottages; Brooke is frustrated that the landscaper not getting this done so maybe get trimmer for our staff to use

8. Adjournment

The meeting was adjourned at 2:15pm

Respectfully submitted,

David Pinney, chair