

**Housing Authority of the Town of Somers**  
**Meeting October 18, 2023**  
**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 have application in and expect to occupy shortly. Phase II: no vacancies.

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

Planning to rent legacy unit that became vacant at it's designated 50% rate and hold the lower rent for a situation that is still developing.

4.1.2. Review Condition of the Facilities and work orders

Both elevators had their every five-year inspection as mandated and both passed with no issues. Staff has been involved in turnovers and work orders; will soon be dealing with seasonal transition from cooling to heating.

4.1.3. Review Financial Condition

Maureen supplied a summary of the financial condition for each phase. Both are showing positive net income through September, though as usual, Phase II is more challenged to maintain that status.

Th CO detectors in Phase II are reaching the end of their useful life and all need to be replaced. This will cost in excess of \$70,000 but Alliant Capital has approved drawing the funds from the capital and maintenance account. Some CO detectors in Phase I are failing as well but there is sufficient cash to cover these out of current funds as they occur.

4.1.4. Review Resident Services Coordinator's activities

Fran continues assisting in renting activities as well as organizing activities. A flu clinic on site was recently conducted with many getting vaccinated. Fran is scheduling meetings on site with staff from Access to apply for heating assistance. She has organized a pumpkin decorating contest with entries to be displayed at #71 where residents will meet with Access and get to vote on their favorite pumpkin.

4.2. 2024 budgets

Maureen and Brooke have prepared budgets for each phase that anticipate handling some expense increases, property insurance especially, within a 2% increase in rent. The budget for Phase I is being presented April Housing this week and the one for Phase II is due Nov. 1.

4.3. Other

We discussed again the value of continuing research on the transition of ownership of Phase I in 2025. We anticipate a conversation with April Housing on that topic after the first of the year.

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from September 20, 2023

Terri moved, Marylou seconded and it was unanimously agreed to accept the minutes of September 20, 2023, as presented.

7. Resident Questions/Concerns

Brooke is still in pursuit of a trimmer that staff can use to cut back shrubs crowding the windows of some of the cottages.

8. Adjournment

The meeting adjourned as 1:40pm

Respectfully submitted,

David Pinney, chair