

Housing Authority of the Town of Somers
Meeting of June 19, 2024
71 Battle Street
Meeting Minutes

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, John Nejfelt, David Pinney, Maureen Corley

3. Discussion with individual residents

Several residents in attendance: several were relatively new so the commissioners introduced themselves and reviewed the meeting schedule and access to the prior agenda.

The residents discussed their concerns regarding stoves with burners that don't heat evenly and can actually be a fire hazard. Efforts to adjust and repair them don't fully eliminate the problem and they would like to see them replaced. We reviewed the ongoing work to develop and fund a plan for replacing appliances. There were also expressions of frustration that residents of cottage units who have plants outside their doors have to carry water from inside to water the plants. The lease prohibits residents from using outside spigots but they would like that policy revisited. They raised concerns that in some instances, sidewalks from their units are separated from the parking area by a strip of grass, which can be difficult to traverse.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Brooke was unable to attend but Maureen reported that Phase I has no vacancies while Phase II has one but a lease has been signed

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

Nothing in play

4.1.2. Review Condition of the Facilities and work orders

Caught up on turnovers so taking on some other items

Property inspection was good for Phase II; They are testing fire alarms across the property now

Beebe's has been doing some tree trimming along with maintenance staff doing some. They have removed some trees that died; not replaced yet

Testing generators

Repairing curbs

Replaced all filters and now have started cleaning condensers

67 work orders came in and all have been completed

There was a conversation about seeking to restore access to the three wells on the property to use only for irrigation

4.1.3. Review Financial Condition

May was on budget for Phase I; a little more positive cash flows as no unusual expenses came up. Phase II is also on budget though tighter margin.

Tax return draft for Phase I going back and forth from accountant to April Housing

4.1.4. Review Resident Services Coordinator's activities

Report from Fran on taking care of the numerous activities supporting the residents. Fran noted that the town will not be able send staff to Woodcrest to take applications for Renter's rebate so Fran is coordinating transportation to the senior center and Kibbe Fuller.

4.2. Phase I partnership transition

Melanie has been monitoring a similar 501(c)3 application which has gone well so she's ready to move ahead on ours.

We've received a draft exit agreement from April and Melanie is going over it first

4.3. Trail proposal from Connecticut Land Trust

Maybe some legal review from Melanie regarding maintenance and liability

Non-residents are walking the property and are a bit of a problem

4.4. Other

Walk of the property will be postponed to next month

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from May 15, 2024

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

7. Resident Questions/Concerns

Nothing else raised

8. Adjournment

The meeting was adjourned at 2:05pm.

Respectfully submitted,

David Pinney, chair