

**Housing Authority of the Town of Somers  
Meeting July 17, 2024  
71 Battle Street  
Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, John Nejfelt, David Pinney, Brooke Hawkins, Maureen Corley, Dave Ouelette

3. Discussion with individual residents

Some instances of toilets backing up so question about maintenance of the septic systems; Dave Ouelette reviewed procedures

Weeding in the mulch areas – landscape crew does that

Are generators needed to maintain water supply during power outage; no, we're on municipal water that flows without requiring electric pumping.

Concern about shrub pruning cutting the plants back enough

Septic smell in the unit ended up with fire department coming; Dave Ouelette arranged for a plumber to inspect the system

More instances of having to go over grass to get from sidewalk to parking area; hopefully, we can look at that when the board takes a tour of the property.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I has one vacancy, Phase II none

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

Frank's repaired damaged curbs

Washing AC condenser units, making good progress with limited turnover to deal with. Dave has been doing some tree trimming

Beebe's has been in for pruning, still remains to weed the mulch areas

61 work orders, all completed; four emergency calls

4.1.3. Review Financial Condition

Maureen provided a six month update: Phase I positive cash flow, Phase II on budget reflecting few vacancies. Lighting project for common areas showing \$1000 savings per month after loan payment so far. Maintenance expenses up a little including sprinkler inspections. Turnover expenses have been modest. Insurance coverage is hard to find and prices have been rising. Phase I renewal was July 1, Phase II is Aug 1. Review of options has not produced viable alternatives

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed a report from Fran. A new activity proposed by two residents is to prepare a welcome basket for new residents. Renters' rebate application process completed.

Updated list for fire department on special needs residents. Fran has also been reviewing the wait list but there are still 330 on the list.

4.2. Phase I partnership transition

Maureen reported that both our accountant and attorney have reviewed the draft exit agreement provided by April Housing and see no immediate issues with it. We would like a confirmation that the methods for calculating the value of the project are indeed consistent with the partnership agreement and formulated in the best interests of the housing authority.

Our attorney has just provided a draft of the application to the IRS for tax-exempt status for Somers Affordable Housing Partners which we will be reviewing.

4.3. Trail proposal from Connecticut Land Trust

We noted that last month's discussion had generated some questions about responsibility and liability for the proposed trail. Maureen will review these with our attorney.

4.4. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from June 19, 2024

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

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

The meeting adjourned at 2:25pm.

Respectfully submitted,

David Pinney, chair