

**Housing Authority of the Town of Somers
Meeting June 18, 2025
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, Brooke Hawkins, Maureen Corley

3. Discussion with individual residents

Inquiry about pest control because many spiders in the resident's unit. The spray activity is done outside and is ongoing depending on weather conditions. This resident was also concerned that the dampness inside was excessive, so Brooke wants maintenance to check it out. Some questions about gutter downspouts overflowing which has been a bit of an ongoing issue.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I has one vacancy with an interested party just starting application process. None in Phase II

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

Brooke reviewed details pertaining to the work orders. Most were pretty minor. Staff has been able to take care of some of the issues we have been discussing – mounting cameras at the dumpsters, new private property signage, brush removal and tree trimming. Currently seeking a quote on pavement repairs; some cracks are getting big enough to require more extensive process for repair.

4.1.3. Review Financial Condition

Maureen had provided budget to actual and balance sheet reports prior to the meeting and was present to review them. There was active discussion regarding how the reports are organized and what information they contain. We will continue to digest them along with variations Maureen will develop

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report. Brooke noted that 60 people picked up farmers' market coupons as well as reviewing plans for a campus-wide picnic on July 9

4.2. Phase I partnership transition

Dave reported that the appraisal came in at \$475,000 creating a tax obligation of \$5,273. The tax return and payment have been submitted to the Department of Revenue Services

4.3. Review of policies pertaining to tenant-owned appliances

People were happy with the lease language Brooke had introduced last month and she will proceed to incorporate it in all new and renewed leases

4.4. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from May 21, 2025

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

7. Resident Questions/Concerns

A resident had Stanley Steamer come and clean carpets but also cleaned dryer vent that was badly clogged. Our staff has addressed some vents but seldom find poor conditions.

8. Adjournment

The meeting adjourned at 2:15pm

Respectfully submitted,

David Pinney, chair