

**Housing Authority of the Town of Somers
Meeting December 20, 2017
Woodcrest Community Room – 71 Battle Street
Meeting Minutes**

1. Call to Order

The meeting was called to order at 3:00PM

2. Attendance

Marylou Hastings, Bob Landry, David Pinney, Brooke Hawkins, Nick Kirby

3. Discussion with individual residents

Residents are concerned that changes in state funding for several support programs will reduce help for seniors in dealing with Medicare deductibles. While the topic is still subject to further action by the legislature, it was suggested Fran might attempt to provide folks with preliminary info about potential impacts and options for alternative supplemental insurance.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

There is only one unit vacant at this time and it is in Phase I. No immediate prospects for new tenant yet

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

Nothing involved here

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a review of maintenance activities. Work orders have been taken care of along with turning over five apartments.

As streetlights need replacements, LEDs are being installed

Fall cleanup completed but not without some need to recall the contractor to complete the work.

They have quotes for cleaning dryer vents and Brooke will proceed with the low bidder

CO detectors in Phase II are reaching the end of their useful 5-year life and starting to fail. Replacement will cost several thousand, so REDI will review drawing on the capital and long term maintenance reserves.

4.1.3. Review Financial Condition

While high number of turnovers has exceeded budget for cost of vacancies, both phases are likely to end the year in the black.

Nick is preparing budgets for 2018, working with Brooke and hopefully also working soon with an accountant that REDI will be hiring on an hourly basis.

Nick will follow-up with our auditor regarding the distribution of the surplus from the 2016 Phase I fiscal year.

4.1.4. Review Resident Services Coordinator's activities

Fran has continued to assist residents with a variety of programs as well as facilitating a Christmas party for residents and a caroling visit from high school students.

4.2. High Grade Gas fees

Harvey has been getting no response from High Grade. Nick will push the issue as well

4.3. Automating exterior doors

O'Konis still collecting expense info

4.4. Other

Nothing raised

5. New Business

5.1. 2018 meeting schedule

Motion by Marylou, seconded by Bob and unanimously agreed to schedule regular meetings for 2018 for the third Wednesday of every month to be held at 3:00pm at #71. A schedule of dates is attached to these minutes

5.2. Other

Nick noted that United Bank has provided notice of two dormant accounts that are likely to be left over from development activity. Nick will confirm status and value with goal of moving any available funds to current operating accounts.

6. Approval of minutes from September 20, 2017

Eileen Fedorwich has resigned as a commissioner but was a participating member at the September meeting. She asked that the minutes be amended to indicate that Harvey at that meeting told residents in attendance that it would be appropriate for residents to not pay the increased annual fee levied by High Grade Gas until Harvey secures a legal opinion regarding the legality of the unannounced fee increase. Motion by Bob, seconded by Marylou and unanimously agreed to amend the minutes as suggested and approve them as amended.

7. Resident Questions/Concerns

The lighting for the Woodcrest sign at the entrance from Battle Street is not working; Brooke will take care of it.

Traffic moves too fast through the intersection between #71 and #75 in the area of the mailboxes creating unsafe conditions for pedestrians. Speed bumps, tables and signage were discussed but no decision.

Bob would like to see us engage the town in discussion of the PILOT payment required on Phase II with the goal of seeing it reduced or waived entirely as is the case with Phase I. Dave will pursue a meet with the Selectmen.

8. Adjournment

Motion by Bob, seconded by Marylou and unanimously agreed to adjourn at 3:45PM

Respectfully submitted,

David Pinney, Chair

Meeting schedule for 2018

January 17, 2018

February 21, 2018

March 21, 2018

April 18, 2018

May 16, 2018

June 20, 2018

July 18, 2018

August 15, 2018

September 19, 2018

October 17, 2018

November 21, 2018

December 19, 2018

All meetings are scheduled for 3:00pm and held at #71 Battle St.