

**Housing Authority of the Town of Somers**  
**Meeting August 21, 2024**  
**71 Battle Street**  
**Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, John Nejfelt, David Pinney, Brooke Hawkins, David Ouelette

3. Discussion with individual residents

Complaint on stoves, problems with controlling the temperature of the burners. Staff have continued to address complaints as they come into the office.

Resident with septic smell asking about the hole created in the wall to inspect the trap. Dave assured her it would not be a risk of rodents or other harms entering her unit. It will be patched up once everyone is confident the original problem has been resolved.

Residents expressed again a desire to be able to use faucets outside their units. We reviewed that this would be an expense that could not be billed to the tenant per LIHTC regulations but would add to general operating expenses which would then have to be covered through higher rents.

Problems with confusion of deliveries to building #71 versus unit 71 at 63 Battle. There was some discussion about signage helping but in the meantime residents delivery mistakes should be reported to the office.

Attention was directed once again to concerns that sidewalks for Phase II cottages do not extend far enough alongside the paved parking areas forcing tenants to maneuver over turf. These conditions will be noted on the property tour following this meeting.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: one opening that has new tenant moving in on the 28<sup>th</sup>. Phase II has one unit that will be open come Sept 1. Working to fill it.

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 distributed a summary of work orders and reviewed them. Dave answered some questions on general procedures. With limited turnovers, staff continues to work on cleaning AC units and brush trimming

4.1.3. Review Financial Condition

Maureen submitted a summary that indicated both phases were operating in the black. She noted that property and liability insurance was being renewed for both phases and that costs were up significantly, so both will be paid in part from operating reserves.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report wherein she outlined numerous and varied activities she continues to engage in.

4.2. Phase I partnership transition

Maureen reviewed activity with our attorney and accountants that is confirming what transfer tax will have to be paid. April Housing would like to exit the partnership as soon as October, 2024, but our attorney recommends clarifying all expenses and which party will pay which expenses before proceeding.

4.3. Trail proposal from Connecticut Land Trust

We are still waiting for an opinion from our attorney about clarifying who is responsible and liable for what.

The topic did prompt a conversation about non residents walking around the property; John suggesting adding a sign at the entrance indicating the property is private.

4.4. Tour the property

The directors will tour the property at the conclusion of this meeting.

4.5. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from July 17, 2024

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

7. Resident Questions/Concerns

Marylou noted that some residents are uncomfortable with non-residents walking the property in close proximity to people's units.

8. Adjournment

The meeting adjourned at 2:00pm

Respectfully submitted,

David Pinney, chair