

Wenham Affordable Housing Trust
Minutes

10 September 2014

Present: Josh Anderson (Chairman), John Mulvihill, Jennifer Forsey, Jack Wilhelm, Jamie White, Michelle Bailey, Mart Cook

The Meeting was called to order at 7:05 PM.

(1) Acceptance of Minutes

Chairman Anderson presented the minutes from the previous meeting held on 2 July, 2014 for review and acceptance. Jamie White moved that they be accepted and Chairman Anderson seconded. The motion was approved 2-0.

(2) Introductions

With the new group of trustees, Chairman Anderson requested that everyone introduce themselves.

(3) Review of Trust History & Objectives

For the benefit of new members, Chairman Anderson gave an overview of the history of the trust and its activities to date along with a summary of responsibilities and objectives. This also included:

- A review of Trust finances including current balances & sources of funds
- A review of current inventory which noted Wenham has 121 affordable units and needs an additional 21 based on current inventory to reach 10%.

A discussion was raised over at what stage does the Town's exemption from 40B projects, resulting from an on-going project, expires? Jennifer Forsey will investigate.

Michelle Bailey also asked, and will seek an answer, as to where the Town stands on its 40B status as measured by percentage of land dedicated to affordable housing.

(4) Old Business

Friend Court

- (i) Chairman Anderson reviewed the history and finances of the Friend Court unit.
- (ii) It was agreed that Jack Wilhelm will become alternate signatory for the LLC that owns the Friend Court unit.

- (iii) Chairman Anderson will clarify with the attorney to see if the LLC Operating Agreement needs amending as a result of new trustees.

(5) New Business

The Trust requires for the annual election of a chairman. Jack Wilhelm moved to elect Josh Anderson for another term. Marty Cook seconded. The motion was approved unanimously.

Chairman Anderson noted that the Trust provides him, as Chairman, with the power to create other positions. He moved to nominate Jamie White as Vice Chairman. John Mulvihill seconded. The motion was approved unanimously.

Chairman Anderson asked that the trustees consider nominating a permanent secretary. After discussion, it was decided not to create this position, and the taking of minutes would be rotated.

Jack Wilhelm updated the trustees on the Town's role in a shared survey being conducted on the land at Boulder Lane, and the possibility that such a study may find an affordable housing component use for that location.

NEXT MEETING

With no impending business, it was agreed that the WAHT would conduct quarterly meetings until further notice.

Motion made, seconded and unanimously approved to adjourn at 8:20PM.

Respectfully submitted

Jamie White