

**Nov. 18, 2008**  
**AHC Meeting**

**Present:** Mike Colaneri, Glenn Hearn, Jess Miller and Vickie Thurber

**Absent with Regrets:** Ernie Mendenhall

**Absent:** Catherine DeVito

**Also Present:** Rhonda Conley, Berkley Johnson and Ron DeOrio

Vickie made a motion, seconded by Jess, to accept the minutes of 10/28/08 with the addition of Lot 221 in the list of lots for conservation. VOTE 4 YES

**Invoices**

Rhonda presented legal invoices dealing with Stoney Hill Farm Trust Fund (\$87.02) and the Jampel lot (\$23.00). The committee unanimously agreed to pay the SHFTF bill from the Trust Fund and the Jampel bill from the budgeted legal funds.

**Correspondence**

Rhonda presented a letter for signature to okay the town treasurer to proceed with the conservation of lots process off of Great Plains Rd.

**Updates**

Mike stated that the Island Housing Trust ( IHT) and Michael Jampel are still trying to work out a compromise. Jampel may be considering another route than IHT.

**2010 Budget:** The committee went over the worksheet for the 2010 budget. *Glenn made a motion, seconded by Jess, to approve the 2010 budget with the figures noted on attached worksheet.*

**VOTE 4 YES 0 NO**

**Habitat for Humanity:** Ron DeOrio and Berkley Johnson came to pitch for one of the affordable lots in the Stoney Hill Farms Subdivision. They said they are working on a smaller lot owned by Smith College within the subdivision but are having problems because of the lot size. They presented a handout (see attached) and discussed they're program. Berkley Johnson told how they select an individual and do not have a lottery. The selection criterion takes into consideration the need of the person applying as well as other qualifications. Johnson stated that construction of the home is basically a volunteer staff with many donated items. They explained the sweat equity that the chosen recipient must contribute, how they finance the home with no interest loans, and how the homes are kept affordable in perpetuity. Habitat for Humanity has had several architects contribute housing plans for previous buildings. Mike asked Rhonda to look into the possibility of AHC getting free architectural plans from several local architects.

Mike stated what the committee is looking for and where the development is at present. He told Habitat for Humanity that the committee has no agreement as of yet with the subdivision. Stoney Hill Farm Trust Fund (SHFTF) is asking for AHC to give them architectural review privileges and that the new homeowners follow the subdivision's covenants. There are also fees for electrical hookup and road usage. Mike stated the committee wishes to recoup the money spent on the project at the least. DeOrio said that Habitat for Humanity understood this. Mike told DeOrio and Johnson that the committee appreciated Habitat's presentation and would contact them after the committee had a chance to discuss the RFP details. Mike told them that the committee would send them AHC's guidebook and if after reviewing it they had any questions to contact Rhonda. Mike also asked Rhonda to contact the Edgartown Affordable Housing Committee to get a copy of their agreement with Habitat for Humanity.

**Bailey Park/Stoney Hill:** Rhonda presented a highlighted version of the Stoney Hill Farm Trust Fund covenant. Rhonda misunderstood that the covenant was to be part of the AHC and SHFTF agreement. Both Mike and Glenn stated that they hoped to use the agreement used for the previous affordable lots within the development. After some discussion about this both Vickie and Jess stated that before any

agreement was signed that the whole committee should review it. Glenn said that town counsel was presently looking up the old agreement and hopefully he would have it by the next meeting.

**Land Court Tax Bill:** Mike spoke of the decision about tax bills being able to be sent to owners unknown.

**RFP:** It was agreed to discuss the RFP at the next meeting.

Adjourned at 8:45P.M.

**The next meeting will be Dec.9, 2008 in the Howes House at 7:00P.M.**

Respectfully submitted by Rhonda Conley