

**Mar. 12, 2019**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Larry Schubert, Mike Colaneri, Jeffrey Dubard, Angela Prout and Rise Terney

**Absent with Regrets:** Susan Feller and Ted Jochsberger

**Also Present:** Rhonda Conley, Greg Orcutt (Habitat for Humanity Ex. Director) and several members of the public

Mike made a motion seconded by Rise to accept the minutes of 2-19-19 as written.

**VOTE 5 YES 0 NO**

**INVOICES**

**Town Counsel:** Rhonda presented an invoice from town counsel dealing with Cottle foreclosure and executive session with Selectmen. ***Mike made a motion seconded by Jeffrey to pay the part of invoice \$49.00 that deals with the foreclosure.*** **VOTE 5 YES 0 NO**

***Mike made a motion, seconded by Jeffrey to send the remainder portion, \$245.00, to the Selectmen for payment.*** **VOTE 5 YES 0 NO**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**Workshops:** Rhonda told the committee about a workshop being held on Fair Housing by MHP. Jeffrey said he would like to attend and the ***committee*** agreed to pay for his attendance. ***Mike made a motion seconded by Rise to reimburse Jeffrey for his attendance of the MHP workshop at the cost of \$100.00.***

**VOTE 5 YES 0 NO**

Another workshop being held is on Planned Giving May 7<sup>th</sup>. This workshop deals with soliciting funding. MVC will be presenting their revised DRI affordable housing policy and taking comments at the MVC building Mar. 20th at 5:30 PM.

**ONGOING BUSINESS**

**Home Inspection:** Rhonda reported on the quotes she received from home inspectors (see attached) The committee reviewed the quotes deciding that as Paul Daniele Home Inspections is a certified home inspector company to hire them. Jeffrey suggested that Rhonda approach John Talanian of before mentioned company, to see if he would reduce the quote. ***Rise made a motion seconded by Angela to hire John Talanian of Paul Daniele Home Inspections whether the cost is reduced to \$650.00 or remains at \$800.00 for a home inspection.*** **VOTE 5 YES 0 NO**

**57 Rustling Oaks:** Larry gave a report on the Selectmen's meeting and Philippe Jordi's idea. IHT would purchase the property at auction and the town would waive any profits as mentioned in covenant from the sale thus IHT would not pay the full price as auctioned. This savings by IHT would keep the house with a new owner and covenant in the housing pool according to Jordi. After a back and forth of the committee on the legalities of such a deal it was decided not to support IHT's proposal. Rhonda will contact Town Admin. On the AHC's decision. ***Mike made a motion seconded by Rise to encourage IHT or any other non-profit to try and work with the bank and 57 Rustling Oaks owner to create a deal that keeps the house in the affordable pool. The AHC will remain out of any purchase deal with IHT or other entity.*** **VOTE 5 YES 0 NO**

On the note of this affair with foreclosure Jeffrey suggested that the covenant have some language on forfeit of house. Rhonda will study this idea with the state covenant and others.

**Housing Bank:** Postponed

**20 Lottie's Lane:** No report

**16 Old Courthouse Rd.:** Rhonda pointed out the slight changes to the RFP *made* by Leedara. ***Mike made a motion, seconded by Rise to go forward with the RFP with the noted changes and to forward onto counsel for final review.*** VOTE 5 YES 0 NO

#### **NEW BUSINESS**

**Habitat for Humanity:** Greg Orcutt spoke to the Habitat commitment to affordable housing and the organization's need for land and partnerships.

#### **UPDATES**

**Scott's Grove:** Larry stated that the road and screening issues are to be addressed in the spring after the weather breaks. As for lighting question there is nothing to report.

Rhonda informed the members that the Selectmen have signed an agreement as how taxes will be handled on the property.

**Welles property:** Taxes have been paid.

Mike made a request that everyone keep a lookout for usable property.

Adjourned at 7:45 PM

**The next Affordable Housing Committee will be Mar. 26, 2019 at 6:45 PM in the 2<sup>nd</sup> floor conference rm. of Town Hall.**

**The next Affordable housing Trust meeting will be Mar. 26 at 6:30 PM in the 2<sup>nd</sup> floor conference rm. of Town Hall.**

Respectfully submitted by Rhonda conley

#### **ATTACHMENT**

MV Inspections LLC  
P.O. Box 841  
33 Scotchman's Bridge Lane  
West Tisbury, MA 02575  
C: 508-326-1135

#### **Maintenance Inspection Price Structure**

Single Family Home less than 1500 Square Feet	\$550	
1500-2399 Square Feet	\$600	
2400-3199 Square Feet	\$650	
3200-4499 Square Feet	\$700	
4500+		TBD
Add for Guest house		\$350
Additional Heat sources (Furnace/Boiler/HW Heater)	\$50	
Additional Electrical (Sub) panels		\$30
Add for Garages		\$50
pH test of water (Hach reagent test)	\$10	
Basic Water Testing – Standard Scan by ETR Labs	\$155	

Water testing – Health Scan by ETR Labs \$300

Inspections typically take a full day or more and encompass the standards of practice of the American Society of Home Inspectors.

Inspections are visual only and non destructive unless authorized by the owner.

Mechanical systems that are out of service or out of season will only be run with the express permission of the owner.

Roofs will be inspected from the ground or from a ladder unless a damage waiver is signed by the owner. Roofs that I consider hazardous (3<sup>rd</sup> story/steep pitch/wet) will be inspected from the ground or from a ladder.

\*I am not licensed to inspect homes for buyers as part of a real estate transaction per Massachusetts Law however I can refer you to a licensed inspector.

The basic inspection will alert you to safety issues, maintenance issues, visible structural issues, broken mechanical systems, exterior issues (rot) and generally give you a snapshot of what you might want to fix before putting your home on the market or just a list of priorities to construct a maintenance budget around.

I am a “trainee” Home Inspector with 30+ years experience in the contracting industry, an experienced caretaker and Facilities Manager for the Town of West Tisbury.

My Resume is available on request.

Louis de Geofroy

Memo email

From: [johntalanian@gmail.com](mailto:johntalanian@gmail.com)

Sent: Thursday, February 21, 2019 9:57 AM

To: [affordhouse@westtisbury-ma.gov](mailto:affordhouse@westtisbury-ma.gov)

Subject: RE: 20 Lottie's Way-Home Inspection

Hi Rhonda,

The cost to inspect this home would be \$800.00. It is recommended that you test this home for elevated/dangerous levels of Radon gas; \$175. If this home is on a well, I would recommend an FHA Well Water Test for \$150

Due to the age of the home being 2006 you wouldn't need to be concerned with lead paint or asbestos as those were banned decades ago. The only other health concern I can think of would be mold. We do not test for mold but if I see apparent growth I'll let you know and tell you that you should have the home tested. Obviously, we cannot see behind walls/ceilings.

I have attached our inspection agreement which details what is not included in a home inspection. I would need to have the inspection agreement signed/returned to me and payment in the form of a check made payable to Paul Daniele Home Inspection prior to the inspection day we choose.

My schedule next week and the week after etc. is fairly open so please let me know what your desired inspection times might be. I know you're going off island so maybe you want something after you return?

Please let me know if you have questions about the agreement, the inspection process, or specific concerns about the home not previously expressed. Thank you very much and I look forward to working with you!

John Talanian

Paul Daniel Home Inspections

MA License #1022

617-733-85622

[johntalanian@gmail.com](mailto:johntalanian@gmail.com).