

Norfolk Municipal Affordable Housing Trust
Meeting Minutes
August 11, 2014
Room 124 @ Town Hall

Present: Scott Dittrich, Jim Lehan, Bill Conklin, Bill Crump and Susan Jacobson.

Via telephone: Shirin Everett, Esquire of Kopelman & Paige

78 North Street:

Scott explained the problem with the Title as it relates to 78 North Street. It has an obligation to maintain a dam. The following was discussed as follows:

This deed restriction was recorded in 1924. Scott asked if the Trust wanted to continue to move forward with this encumbrance or should we pass on the sale of the property. There was discussion on whether or not he would legally be entitled to keeping the down payment. We could end up in a legal battle trying to get the down payment back.

Jim said it has been on there since the 20's and there have been no issues that we are aware of. Scott wondered if we should contact the attorney or just move forward. The Trust hopes to be able to remove this encumbrance from this piece of property. Jim said it appears that this land was owned by one owner and then split up. Scott's hope was that we could go to Stoneybrook and give them this easement back.

Shirin Everett said the issue is that it is registered land and that means that this all shows up on the certificate of title and in order to remove this we would have to go to land court. If a subsequent mortgage company does not want to see this in the title we would have to go to land court. Shirin said it may be an additional expense but we can work our way through this. She will move forward and prepare the closing documents. Shirin said she did speak to a Title Insurance Agent they said this is not an issue about marketability.

Susan disclosed and described the contents of the three roofing bids. Brian Poirier Roofing was awarded the bid.

6 Medway Branch:

Susan brought the group up to date on the closing date and progress with the house.

Jim recommended increasing Susan's hours and has spoken Scott Bragdon about increasing her step and level. Jim Lehan moved to move increase Susan's hours to 36 hours a week. It was seconded by Bill Crump and **so voted**. Jim said that we are structured better than any other Trust in the area and that the Trust is being managed excellent.

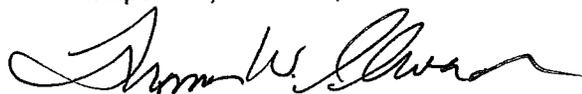
A motion to amend was made by Jim Lehan that Susan work week would be between 35 & 40 hours per week. Bill Crump felt that they should consider making the position full time. All were in agreement that a full time position should be voted. It was seconded by Bill Crump **and so voted**. All were in favor.

This change will be effective beginning 9/1/2014.

A motion to adjourn was made by Bill Conklin @ 5:00 p.m. It was seconded by Jim Lehan **and so voted**. All were in favor.

Meeting adjourned @ 5:00 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Thomas Cleverdon". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Thomas Cleverdon, Clerk

A handwritten signature in black ink, appearing to read "Susan Jacobson". The signature is cursive and somewhat compact.

Susan Jacobson, Director