

**WELLESLEY HOUSING DEVELOPMENT CORPORATION**

November 8, 2012
Great Hall, Wellesley Town Hall
8:15 am

Minutes

In attendance: Tim Barrett, Bob Goldkamp, Bob Kenney, Dona Kemp, Susan Troy
Guests: Mariana Robina, Meghan Jop, Hans Larson

Citizen Speak-none

Tim Barrett explained the 990 form, answering questions. He pointed out that there are several policies that the directors should adopt each year. Kemp will get copies of those policies from the Town Clerk or Selectmen and directors will vote on them at a future meeting.

Barrett made a motion to accept the 2011 Form 990 prepared by Baumann and Baumann CPAs for Wellesley Housing Development Corporation's (WHDC) fiscal year ended June 30, 2012 as presented by Timothy Barrett, Director, at WHDC's November 8, 2012 Board meeting. Furthermore, to authorize Bob Kenney, Chairman, to sign Form 990 and Form 8879-EO to allow Baumann and Baumann CPAs to file the Form 990 with the Internal Revenue Service, and to authorize the Treasurer to disburse \$2,500 to Baumann and Baumann CPAs for payment for its 990 preparation services. Kemp seconded the motion. Motion passed unanimously.

Mariana Robina, Babson College graduate student, reported on the progress she and Tyler Metcalf are making on their project to look at affordable housing in Wellesley. Directors agreed that for the duration of the project various subsets, one or two members, of the board will meet each week with the students.

Meghan Jop and Hans Larson reported on discussions with the potential developer of the Wellesley Inn site.

Kenney presented an invoice from Beth Rust, ECR Enterprises, for work done on behalf of the WHDC. Kemp moved to authorize the payment of \$412.50 to ECR Enterprises for housing specialist services regarding Wellesley Commons. Barrett seconded the motion. Motion passed unanimously.

After a discussion on the need to have sufficient funds available to purchase an existing affordable unit if a qualified purchaser cannot be found in the required time period and to have funds to purchase market rate housing for conversion to affordable housing the board agreed to request \$225,000 in Community Preservation funds.

10:03 adjourn