

Habitat for Humanity of Mesa County
Board of Directors
Meeting Minutes 8/11/2016

Location: HFH ReStore

Board Members Present: Peter Icenogle, Linda Kochevar, Scott Sorenson, Jill Crone, Alice Young, Justin Menge, Laura Cartwright, Doug Sorter. Pam Francil absent with Alice Young as proxy; Kevin Chesney absent with Justin Menge as proxy. Vicki Shaw, ill, no proxy. The following members of management/staff were present: Janet Brink, Patty Kelly.

Peter Icenogle called the meeting to order at 7:04 a.m. Peter introduced guest Lloyd Quesenberry, HFHMC's attorney. Doug Sorter offered the opening prayer. Peter then stated that we would go into Executive Session to discuss our tenant issue and a homeowner issue.

1st Session of Executive Session ended at 8:20 AM, 2nd session to begin directly after regular board meeting ends.

Before Lloyd Quesenberry was excused from the meeting, he was asked one more legal question. Vera Zolner, unaffiliated homeowner, has irrigation pipe that runs under our subdivision. She has told our homeowners that they need to tear down their storage sheds and fences so she has access to her pipe. She does not have a recorded easement, rather a prescriptive one through a gentlemen's agreement. This means that she has no rights other than to have access to her pipe, should she need it, and we will give her access by moving the shed(s) off the section of the pipe needing repair. She has no water rights. She states she has never had an issue and has not needed access in the past. We do not have to take any action at this time other than Janet calling her and explaining our position to her. We are not causing her an "unreasonable burden."

Board Minutes - Peter asked if everyone had reviewed the minutes from last month's meeting and if there were any additions or corrections? Having heard no corrections, Peter asked for a motion to approve the minutes. Justin moved, Doug seconded. The Board approved the minutes as submitted.

Benchmarks - Linda Kochevar states that the ReStore revenue covers all expenses outside of construction expenses. Our cash is OK. Year-end contributions were at set level. Expenses have decreased. Payroll is holding steady.

Financials - Linda Kochevar asked to have Diamond Escrow give us the mortgage funding by the 25th of the month. Janet will talk to them about that. Statement of Activities includes grant income from United Way and The Waldeck Fund. We made a payment to SOSI/HFHI of \$7,500.00. Justin would like to see a year-to-date comparison added to the financials or at least a monthly P & L and a year-to-date P & L. This cannot be done with our Quickbooks system but CSD could run those reports for us. Peter asked for a motion to accept the financials. Doug moved, Justin seconded. Financials accepted.

Delinquencies – Janet's report is in a different format this time. It reflects that we have one delinquency, Keller. Keller is behind for July and August. Janet to have a conversation with her. There is an explanation in the book showing how all homeowner's are paying. We have two homeowner's whose yards are in need of cleaning up; Janet will address this issue with them.

Committee Reports, Department Reports –

Executive Committee – Peter states that most items that were discussed at the Executive Committee meeting were covered earlier in today's session. One item, not discussed, was the malicious breach of information at the HFHC level. So far none of our homeowner's have been affected by this breach. Since we have not had a quorum at the last two meetings, we continue to put the amendment to the By Laws off. It has been tabled until the September meeting.

Construction – Scott reports that 386 will not be complete at the end of September, pending current issues. All grants are tied to the address. 384's foundation has been poured and framing is beginning. 383 will have the same layout as 384, however the outside will look entirely different. The "Board Build" at the pole barn was a success. The barn has the garage doors on, no man door, and donated cabinets are in for storage. The walk thru by the City was good. The only item to be changed is the fonts on the street signs. The 97K the city was holding was released and deposited into our account. The streets and utilities are now public. We need to choose the type of grass that is going to be used by the subdivision.

Family Selection Committee – No meeting held.

Fiat Committee- No meeting held.

Family Support Committee – Jill stated that two of the homeowner's were short in hours and were sent non-compliance letters via certified mail. Jill does not think we need be concerned about either homeowner at this point.

ReStore Advisory Committee – Alice states that they are revamping the committee and looking for members that have the volunteer bug. The 50% sale was very successful. We will have a 50% sale during the anniversary event and in the spring along with 30% sales in July and January; four sales per year are slated. They are revamping how items are priced; using color coding. Quality control is going to be on the front burner and core volunteer ideas will be utilized. We are entertaining the idea of a 75% off bargain cave. We have not hired another driver nor cashier. We received an excellent acquisition from Huggle of Vendors and a huge donation of new exercise clothing from Territory Sports.

Marketing Committee – Doug states we have a total of 990 likes on Facebook; 493 for the Affiliate office; Tweeter 15 followers; Instagram is at 52 followers. The World Habitat Day door project has begun. We have one beautiful door at the store. We have 4 more in progress. The doors will be displayed at Alpine Bank. There will be a drawing and or a silent auction for the doors to help raise funds for HFHMC.

Volunteer Advisory Committee – Peter pointed out that the report is behind Tab 6 in the Board Books.

Department Reports – Reports are in the Board book behind Tab 6. Janet added a new report to the department reports, "E Z Tax." This will be updated quarterly. Our annual audit will begin August 24th. Maranda will be a Mesa Mall during the drive for volunteers on Saturday. We have an upcoming build on August 20th with Guild Mortgage. Rocky Mountain Health Plans build was cancelled. Other events include Grand Junction Pipe Golf Tournament on September 10th, Laramie Energy Build on September 23rd, and Bray Real Estate on September 30th.

Hearing no other business to discuss, Peter asked Janet and Patty to leave at 9:25 so that the second half of the Executive Session could begin. Second executive session ended at 9:40 AM.

Respectfully submitted,

Patty Kelly