

Habitat for Humanity of Mesa County
Board of Directors
October 12, 2017 Minutes

Location: HFHMC Affiliate Conference Room

Board Members Present: Doug Sorter, Linda Kochevar, Pam Francil, Laura Cartwright, Justin Menge, Scott Sorenson, Alice Young, Jill Crone, Rob Jenkins, Lisa Martin.

Board Member/s Absent: None

The following members of management/staff were present: Janet Brink

Doug called the meeting to order at 7:05 a.m. and Alice offered the opening prayer.

Board Minutes – (Tab 1) Doug asked if everyone had reviewed the minutes from the September 14th, 2017 board meeting and if there were any additions or corrections. A motion was made by Laura to approve the minutes and Lisa seconded the motion. The Board of Directors approved the September 14th, 2017 minutes.

Benchmarks – (Tab 2) Linda reviewed the benchmarks with discussion on Benchmarks #2 and #3. The operating account balance was discussed. A motion was made by Laura to approve the benchmarks as presented & Lisa seconded the motion. The Board of Directors approved the September 2017 Benchmarks.

Financials – (Tab 3) Linda reviewed the Balance Sheet & Statement of Activities and noted the accounts receivable and accounts payable. The note payable letter from Alpine with the adjusted A.R.M. was discussed. Grant fees from CDOH & FHLB were also noted. A motion was made by Rob to accept the benchmarks as presented & Justin seconded the motion. The Board of Directors accepted the September 2017 financials.

Delinquencies – (Tab 4) Janet reported that one homeowner is on the list with a late fee which is really an increase in his escrow amount that he will start paying next month. Two homeowners are late, which Janet had been in communication with one. This report is dated 9/26/17 and both homeowners paid by 9/29/17.

Habitat Condo Lease (Units A/B) The lease will be executed and signed in October to lease units A & B to *Sustainable Hydroponics & Organic Garden Supplies* for a term of one year at \$3,200 per month. Janet will have Lloyd Quesenberry review the lease prior to signing. Unit C is still available for lease.

COMMITTEE REPORTS

Executive Committee – Doug stated the Executive Committee reviewed the agenda presented to you today. Doug spoke of a ½ day Board of Directors retreat in February on a Friday. A staff member of Habitat for Humanity of Colorado (state organization) will be leading the retreat. There was also discussion of the drainage problem with the detention pond in Camelot subdivision. A letter was sent by a homeowner concerning the issues and thinking HFHMC has the responsibility of their HOA. Janet has spoken to a homeowner that lives close to the detention pond as well as making a visit and taking photos. It is overgrown and not draining. HFHMC does not have the responsibility of the HOA and does not collect the dues. Janet will be reaching out to this homeowner for a meeting.

Construction – Scott reported that “NC’s” house was dedicated Saturday, September 23. The next family to dedicate is “PC” and we expect that in December, 2017. The spec house at 379 Wedgewood is progressing and the next spec house at

382 Wedgewood had plans approved at the construction meeting. The construction trailer will be moved to accommodate new builds. Please refer to the site map behind **Tab 5** for location of the spec homes. Energy Star rating and building codes were discussed at the construction meeting with Jim to implement some changes. There was another leak with LaQuisha's sprinkler system but she is going to have it winterized and see what problems she might have next year and contact her landscaper at that time. Deep Creek will be doing our landscaping at the Restore as well as Hoffman.

Family Selection Committee – There was not a September meeting but there will be one October 23, 2017.

FIAT Committee- There wasn't an October meeting.

Family Support Committee – Jill reported that “NC” completed her required sweat equity hours and the dedication on September 23 was great. There was media coverage and “NC” did well with her interviews. Jill reported that “NG” completed her prorated hours for her first month and that Sonya is her Family Partner. Janet is working to create a group of volunteers for Family Partners to accommodate the increase of families being brought into the program. Kirk (volunteer coordinator) is attending the Family Support Committee meeting considering he spends time with them during volunteer hours at the Restore and Construction Site. Please refer to the department report behind **Tab 6** for the details of the family's sweat equity hours.

ReStore Advisory Committee – Alice reported that the Anniversary Sale will be Saturday, October 14th with 35% off everything in the store. Alice passed around a sign-up sheet with times available for board members to volunteer. Barb is looking into a new mattress program from Serta that HFH of Pikes Peak uses. Alice reported on the Herberger's Coupon Book sale and the Restore is doing a great job selling. Justin needs 10 more books.

Public Relations Committee – Doug reported that Jen is ready to launch the new web site. Provelocity will no longer host our site. Go Daddy is our new host. We are going to start advertising for families with the Latino newspaper. KKCO is still going strong with our monthly DIY presentations by Jen. The World Habitat door project raised \$1,618.00.

Volunteer Advisory Committee – Laura discussed the volunteer hour comparison between 2015 to 2017 with number of hours declining but the average hours per volunteer is up from 12 hours to 13.75 hours. There is a “get to know us” luncheon at the Construction site for core volunteers on Friday, November 10th at noon. Board members are welcome.

Department Reports – (Tab 6) Janet stated that most things were covered during the meeting but feel free to take the reports with you.

Upcoming Event Schedule- Noted

Doug wished Lisa & Justin “Happy Birthday's” and the Board of Directors sang the traditional Happy Birthday song ☺

Doug called for any other business before adjournment. Laura made the announcement that she was leaving FUMC and that her last day would be October 31, 2017. Laura will still be on the Board of Directors for HFHMC.

Hearing no other new business, Linda made a motion to adjourn the meeting & Justin seconded. The Board of Directors October meeting adjourned at 8:35 a.m.

Respectfully submitted,

Janet Brink