

Habitat for Humanity of Mesa County
Board of Directors
May 7th, 2018 Minutes

Location: HFHMC ReStore Conference Room

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

Guest Introduction: None (Mindi Harper from Guild Mortgage was on the agenda)

Board Member/s absent w/proxy: None

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

Doug called the meeting to order at 7:00 a.m. and offered our opening prayer.

Board Minutes – (Tab 1) Doug asked if there were any additions or corrections to the April 12th, 2018 board meeting minutes. Having heard none, a motion was made by Pam to approve the minutes and Lisa seconded the motion. The Board of Directors “approved” the April 12th, 2018 minutes.

Benchmarks – (Tab 2) Linda reviewed the April benchmarks. The ReStore revenue goal was achieved with (sales plus discounts). The contribution benchmark was reviewed and the Waldeck Foundation was discussed. Expenses were higher due to real estate taxes on the condos being paid. A motion was made by Laura to approve the April benchmarks as presented & Rob seconded the motion. The Board of Directors “approved” the April 2018 Benchmarks.

Financials – (Tab 3) Linda reviewed the Balance Sheet and Income Statement. The Development Fund balance was discussed since the construction committee is working on Phase III development. Rental income from the condos and in-kind contributions were discussed. HFH grant money was used on Pam Cairns home. A motion was made by Laura to “accept” the April financials as presented and Rob seconded the motion. The Board of Directors “accepted” the April 2018 financials.

April 2018 Delinquencies - None

COMMITTEE REPORTS

Executive Committee – Doug reported the annual meeting will be held in June and there will be a Bylaw review. The Montoya home in Fruita (we are not repurchasing) has a listing price of \$169,000. There are five people attending Camp Colorado in Keystone this week (Alice, Laura, Linda, Jen & Janet). Habitat will be installing six windows for Camp Hope (Mesa) for ShareFest (after home dedications are completed) and 1st Presbyterian Church paid for the windows.

Construction – (Tab 4) Scott reported that the construction committee discussed the \$3,000 landscaping escrow might not be an adequate amount on some of the upcoming homes and will be looking to increase that amount to \$4,000 if the homeowner’s income allows. The appraisal for 379 Wedgewood was \$183,000 (1212 square feet) and 382 Wedgewood was \$194,000 (1497 square feet). The spec home for 380 Wedgewood is ready to have trusses put up and 378 Wedgewood has a slab poured. There will need to be a retaining wall installed behind 378 Wedgewood. The city code for fencing on a corner lot was discussed. The “KM” family in 379 Wedgewood is aware that her house is on a corner and has some restrictions on fencing. Jim & Janet will help the project stay in compliance. Phase III will require fundraising dollars to be raised to complete the project by 2019/2020 and begin to build homes. The construction committee is discussing the transition lines

and property line adjustments on lots 17 thru 20. Linda made a motion to approve the construction committee's recommendation for adjustments and Justin seconded. The Board of Directors approved the motion.

Family Selection Committee – Justin reported there wasn't an April meeting.

FIAT Committee- Janet reported the committee members will be helping with the home dedication on June 2 and June 9. The bake sale fundraiser at Alpine will be held on October 26th, 2018.

Family Support Committee – Jill reported the “KM” family will dedicate on June 2nd at 2:00 pm and the “NG” family will dedicate on June 9th at 1:00 pm. The “LV” family has completed 150 hours of sweat equity and was site assigned to 380 Wedgewood Avenue. The “MO” and the “JL/ML” families have both completed their April pro-rated sweat equity hours. Please refer to the department report behind **Tab 5** for the details of all of our families sweat equity hours.

ReStore Advisory Committee – Alice reported on the dollar amount of discounts for the month of April. The senior discount was raised from 55 to 60 years of age and we have had no complaints. Barb is still doing “Daily Manager Special” tags. There will be a CMU acquisition meeting in May with Jen, Barb & Janet and CMU staff. The maintenance expenses this month included maintenance on the electric doors and the fire alarm inspections for all four condos.

Public Relations Committee – Jill reported that social media is up. We now only have one Facebook page for the ReStore and not the affiliate since we are at one physical location. We are not renewing our ad in the Latino paper but have kept our space for the Restore. We are now going to start focusing the advertising for volunteer recruitment. Jill discussed the DIY challenge promotion that Jen developed. The Girl Scouts that did the Lowe's workshop was a big hit with the girls and their mothers. The Flapjack fundraiser will be held on July 14th at Applebee's and we would like board members to sell tickets which you will receive at the June meeting.

Volunteer Advisory Committee – Laura reported the Volunteer appreciation dinner was well attended and a good time was had by all. Kirk is attending the LDS service fair. The Alpine Bank employees did their volunteer day on April 18th, 2018 at the ReStore. Daryl Kitzman (committee member) is resigning from the committee but will always cook hotdogs for our Restore Anniversary Sale. Laura announced that she and her husband Brad will be moving sometime this summer to help with her new “twin” grandchildren that will be arriving in late fall.

Nominating Committee – Justin reported that Minde Harper with Guild Mortgage might still be interested and we received another name from Bruce Phillips. If we have guests they will be invited to the regular board meeting in June but excused for the annual board meeting portion.

Other Information – Janet reported that Kirk has completed the required safety training by HFHI in Pagosa Springs, Colorado. Janet also stated the CHFA loan on Sawyer is not being traded at this time and that CHFA will be foreclosing on the home after some recording documentation is corrected. Pam will help Janet with the monitoring of other CHFA loans that HFMC still has.

Department Reports – (Tab 5) Janet stated that most things were covered during the meeting but feel free to take the reports with you.

Upcoming Event Schedule- Noted

Doug called for any other business before adjournment. Hearing no other new business, Justin made a motion to adjourn the meeting & Laura seconded. The May Board of Directors meeting adjourned at 8:45 a.m.

Respectfully submitted, Janet Brink