

Habitat for Humanity of Mesa County
Board of Directors
Meeting Minutes 5.5.16

Location: HFH ReStore

Board Members Present: Bruce Phillips, Linda Kochevar, Scott Sorenson, Kevin Chesney, Doug Sorter, Peter Icenogle, Jill Crone, Alice Young, Justin Menge. Pam Francil absent with Alice Young as proxy. The following members of management/staff were present: Janet Brink, Patty Kelly

Bruce Phillips called the meeting to order at 7:05 a.m. Janet Brink offered the opening prayer.

Bruce introduced our guest, Lloyd Quesenberry, Attorney, here to participate in the Executive Session following the regular meeting.

Board Minutes - Bruce asked if everyone had reviewed the minutes from last month's meeting and if there were any additions or corrections. Having heard no corrections, the Board approved the minutes as submitted.

Benchmarks - Linda Kochevar states that the ReStore revenue is exceeding the expenses even though sales are dropping. Cash on hand is sufficient. We will look at moving some of the operating funds in the future to the programs funds account. The Waldeck funds contributed to our bottom line. Expenses are staying in line. The ReStore gross profit percentage is excellent. April is not a 3 payroll month as compared to March. Benchmarks are acceptable.

Financials - Linda Kochevar reports that Press One still owes for their ½ of the real estate taxes. Construction progress is up by. Grants are coming in as expected. We paid a fee of \$175.00 per lot in Phase II to be real estate tax exempt until such time as a house is built and occupied on that lot. Phase III exemption is to be determined as this is undeveloped land. Program expenses were up due to Women's Build. Nothing out of the ordinary to report. Financials were accepted by the Board.

Delinquencies – Janet reported that Davis's mortgage is not delinquent and that he made his payment for May. While transferring the accounts from ESI to Diamond, some errors on the Garza account were found. She has made her April payment and her May payment is due on the 18th.

Committee Reports, Department Reports –

Executive Committee – Bruce brought up Vicky Shaw who has applied for a position on the Board. He highly recommended her and a motion was put in place to bring her on to the Board. Doug made the motion and Kevin seconded it. Motion carried. Bruce will invite her to our next meeting, but her term does not start until July. She will serve on the Selection Committee. Press One's lease is up on August 31, 2016. Our ReStore building consists of 4 units, we occupy the bigger unit with the other 3 being occupied by Press One. Press One would like to go to a month-to-month lease and at a lower rate. The market rate is less now than it was when their lease began. Other options for the building would be for Affiliate to office there and offer it to other non-profits as well. One of our homeowners requested that we entertain the idea of reporting our mortgages to the Credit Bureau. Bruce cautions that we must be very accurate in our dealings if we are to report. We will take another look at this after we have had a chance to critique Diamond Escrow. We still have 26 loans to transfer to Diamond and that should happen this week. Executive was updated on two employee issues that have been in the works. One Worker's compensation claim, which we are fully insured for, and an unemployment claim. We are awaiting the final documents on both.

Construction - Scott Sorenson reports that 388 Wedgewood is still scheduled to close June 17th with dedication on the 18th. QR's house at 386 Wedgewood is framed and trusses are ordered. 384 was site assigned to (LQ) on the 3rd of May. Brian is pulling permits for that home now. The pole barn is coming is close to completion, after which time it will be organized for storage. Landscaping is now being completed by Lupe at both the Hoffman Estates and the ReStore. The Drainage District issue is being monitored; the new fees that have been assessed are not due until May 31, 2016.

Family Selection Committee – No meeting held.

Fiat Committee- No Report.

Family Support Committee – Alice stated that the Sweat Equity reports are in the Board Book for all to review. (LQ) was site assigned. (BH) will be assigned to her site in June. The (W) family may withdraw from the program. Women’s Build was a great success. (QR) has no construction hours in.

Marketing Committee – Doug Sorter states that Facebook is up at 949 likes for the ReStore; 400 likes for the Affiliate Offices. Instagram is becoming a good tool for us. Our website was revamped for free. Our 25th Anniversary plates were hung at the ReStore and look cool. More details to come on the anniversary celebrations; T-shirts; pictures, etc. 68 people participated in Women’s Build. Next year we would like to see 2 or 3 foundations available for the build. We received a lot of great press; two VIP’s were there, Rose Pugliese and Betsy Bair. Cocktails and Caulking was a successful event. Lowe’s came through for us and 3 presentations occurred; we will get our \$5K grant for this. We are going to try and re-engage some of our past employees, board members and volunteers such as Bob Stratton to help us celebrate our anniversary. A discussion of “bring your daughter” to Women’s Build was discussed for next year’s event. OSHA laws will dictate how we roll this out. Doug would like to approach some of the car dealers in Grand Junction to see if they will donate to “Cars for Homes” that HFHI has in place. Promotional coupon books will be used again next year with a 20% coupon inside for the ReStore. These coupon books are sent to 56K homes across our region. We are looking at improving sales in the store. We have an extensive list of builds coming up this summer. G J Rockies will be having the “Home Run” event this summer which garners \$100.00 per home run for HFHMC.

Volunteer Advisory Committee – Bruce pointed out that the report is behind Tab 6 in the Board Books. Briefly, 3 new Core Volunteers were recruited.

ReStore Advisory Committee – No May meeting.

Department Reports – An acquisition will occur at the Palisade High School this Saturday with Barb and Ron being at the High School with our Truck. The students have gathered up items to be donated to HFHMC and we will be there so that people can bring their items directly to the school for pickup. We will be asking the Board to sell 10 tickets to our upcoming concert again this year. There will be no All Staff meeting in May due to Memorial Day. We had CPR training by the GJFD at our last All Staff. Camp Colorado is coming up and we have 4 attendees.

Linda asked when we should plan the Board Build; Brian will be consulted by Scott and e-mail a plan to all Board Members.

Bruce asked if there was any other business. Peter states that he will not be at the next Board Meeting. Next month’s meeting will be a combined Regular and Annual Meeting. The Annual may be continued to July. After having no more business to attend to, Bruce asked for a motion to adjourn. Justin moved, Kevin seconded; motion carried. Meeting adjourned at 8:00 AM. Patty was excused and Executive Session began.

Respectfully submitted,

Patty Kelly