

Habitat for Humanity of Mesa County  
Board of Directors  
Regular Meeting Minutes 8/13/2015

**Location:** HFH ReStore Conference Room

Board Members Present: Bruce Phillips, Linda Kochevar, Justin Menge, Scott Sorenson, Jill Crone, Alice Young, Peter Icenogle, Darrell Kitzman

Absent without proxy: Kevin Chesney

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

Bruce Phillips called the meeting to order at 7:00 a.m. Alice Young offered the opening prayer.

**Board Minutes:** Bruce asked if all had reviewed annual and regular minutes for 7/9/15. Changes to both the annual and regular minutes were reviewed and noted. Bruce asked for motion to approve as corrected; For the Annual minutes, Alice so moved and Peter seconded; the regular minute's motion was made by Pam and seconded by Justin.

**Financials:** Linda reported the checking account balances were \$861,000.00 in June and have increased to \$890,746.00, similar to last year's amounts on hand. Press one paid their property tax payment. Grants receivable from Anchutz were for J G's house. The transfer of J G's home is included in the July income, \$123,500 plus \$10,000 from HFH Colorado less \$1,000 grant fee. J G's final home cost is \$111,333 or net of \$11,167. Contributions include the \$7,962 from the Waldeck Endowment Fund. Building maintenance includes the air conditioner service and drain pipe. No financials concerns were found.

Financials were accepted.

**Benchmarks:** Linda stated that at 7/31/15 all Benchmarks were met; one exception was Total contributions greater than \$30K for any given quarter end was not met at 7/31/15.

**Delinquencies:** Janet reported that of the five delinquencies, J J paid for July; K K paid for July and August; J D paid as of 8/10/15; C M paid as of 8/3/15; and F Y has a plan to pay.

The J family home is set for closing mid-September. If this does not occur, the property will go into foreclosure. They have not made mortgage payments for June, July or August.

**Committee Reports:**

**Acquisitions:** Read report in Board Book. No action required.

**Construction:** - Scott Sorenson reported 390 Wedgewood was framed and should close by 12/15/15. The B's ADA, 4 bedroom home is approved and dirt is moving. This means two houses are in a building phase at one time. Pouring two foundations at one time is a money saver. Site selection means that we have had a meeting with the homeowner and assigned them a specific site. Guild Mortgage is doing a "build" on Saturday the 15<sup>th</sup> with 8 people from Guild expected to be at the "build." The storage shed issue is still being addressed. Construction really needs a space for supplies. An on-site building is the best fix for storing building supplies.

Subdivision trees and shrubs look fine. There is a need for funds to maintain "D" Road; to pull weeds to enhance the look of the entry into the subdivision. The retention pond needs attention as well. A suggestion was presented to obtain an outside maintenance crew to do the work. Brian is obtaining bids for this project.

Linda asked for a map of the subdivision to be hung in the meeting room for reference to the projects as we discuss them. Bruce made a suggestion to do away with the problem of getting homeowners to finish their landscaping and fencing by incorporating the two into the over-all product. Pam stated that even when the landscaping is finished the homeowners do not keep it up. Janet stated that we have had interest from someone who is interested in helping with the landscaping issues. Perhaps we should form a landscape committee. Janet will reach out to the gentleman that has expressed interest. As there is an account set up for landscaping perhaps a volunteer group could keep the area in good condition. OXY has given us \$1,700.00 for trees and shrubs to be divided among the homeowners. We do not have an irrigation system in place at the subdivision. We do not give educational classes on landscaping, but Janet will ask Miffie about offering that.

Final grade may be an issue, but we may have Brian build the fences. J G's final grade is running into a scheduling problem and Brian is on top of the issue. Rather than motion to make the fencing Brian's job, we are going to run through the proper channels first. If we do this we will need to make an amendment to our policies as well. Bruce cautioned on "Creeping Affluence." The adding of items to the total product could lead to a prohibitive cost for our targeted audience. Scott will talk to the construction committee too, about the inclusion of these items.

**Family Selection Committee:** - Bruce said that at the Family Selection meeting a family was selected. The family consists of a single mother and three children. They meet the financial income parameter of 57%. Their need is different in that they are currently housed in Section Eight Housing at Linden Point on Orchard Mesa. One of our strategies is to get people out of subsidized housing and into a home of their own. Their ability to make a mortgage payment is at 19.75%, which is below our 28% target. They have a student loan of \$15K and miscellaneous debt of \$600.00 for a monthly payment of \$148.00. This back ends at 28.58%, so they look good on paper. They have the willingness to partner and complete the required 32 hours a month sweat equity; have provided us with answers and have shown up for meetings. The committee recommended that they be selected for our program. A motion to approve this selection was asked for by Bruce, moved by Linda and seconded by Peter.

**Family Support Committee:** - Alice stated that S B's maternity has slowed her hours down a little, but acceptable under the circumstances. Q R received his certified letter. He has attended classes and the construction site. He needs a family advocate, preferably a male; this has been discussed with Kevin but no decision made as yet. C W has taken all the necessary classes but has yet to turn in a copy of his divorce decree, so site assignment is being delayed. S B is concerned about the length of time it has taken to start on her home. She has been in the program 8 months. With the amount of families we are now serving and growing pains, it is taking longer to start a home; for them coupled with the fact that their need is an ADA compliant home. Their sweat equity hours are going beyond the 500 per year because of this issue as well. We may need to revise the hour's requirement going into the future. This committee will look into the issue and make recommendations to the board at the meeting in September.

**ReStore Advisory Committee:** - Alice asked when the ReStore flooring would be completed. Discussion ensued as to whether we should close the store and have Brian complete the job or hire someone from the outside that could get it done and we would not have to close the store down. Maybe wait until after the Anniversary Sale? It amounts to approximately \$3,000.00 to close the store for one day. Janet will look at the cost to hire it out versus do it ourselves.

**Marketing Committee:** Doug stated that Facebook is a very powerful source of advertisement for us. We are obtaining great Public Outreach. Maranda and Jen are doing a great job of getting our name out there. Jen does a

spot on KKCO as a DIY project. We are looking at Google Plus as a source for advertisement. We were well represented at the County Fair. Brian and Jen are meeting with Boise Cascade to obtain some building materials. Jen spoke at the Downtown Rotary and as a result, got a lot of free publicity for HFH in a ½ page news article. We partner with Mind Springs and give them used furniture, T V's etc. when we can.

Doug mentioned that Strive is having their fund raiser "Rolling on the River" on October 20, 2015. It is a walk and roll event; walker and wheel chairs. He is going to try and coordinate events in conjunction with us so that we can all attend the various functions.

We have 10 builds coming up through the end of the year. Bruce suggested that we start making these a paid event.

**Volunteer Advisory Committee:** Darrell stated that our volunteer hours are at 3575, which is the same as they were last year. Maranda is going to be a good addition to the volunteer program. We are holding a volunteer appreciation luncheon on August 20 at 11:30. Staff will be serving volunteers! Our volunteer orientation has been changed to three sessions per week and from one hour to two hours.

Bruce asked if there were any other comments or new business to attend to. Hearing none he asked for a motion to adjourn the meeting. A motion was made by Peter seconded by Darrell. Meeting adjourned at 9:00 AM.

Respectfully submitted,

Patty Kelly