

Habitat for Humanity of Merced County Board Meeting Minutes

January 23, 2017

Meeting location: St. Paul Lutheran Church Library

2916 N. McKee Rd. Merced

Meeting # 274

President (Administration Chair) Jan Sorge	Present
Vice President (Recruitment Chair) Michelle Paloutzian	Excused
Secretary (Public Relations) George Gallaher	Present
Treasurer Patti Houbein	Present
ReStore Resource Chair Lyle Allen	Present
Family Selection/Partnership Chair: Nellie Venegas	Present
Finance Chair Donna Hall	Present
Site Selection Chair Don Spiva	Excused
Member at Large Pete Delacruz	Present
Member at Large Fred Pillsbury	Present
Member at Large Sean Arnold	Excused
Member at Large Ida Johnson	6-month sabbatical

6:29 p.m. Call to order, Jan Sorge President.

Guests: No Guests

Devotion: Patti read an inspirational story: “There is a story of an old woman who lived alone in a small shack of a house. The paint was peeling, the roof was leaking and the floor was sagging, but it was all she could afford at the time. Her landlord was an ugly old man with a hateful temper who scared her.

Once a month, he would come and bang on the door and when she would open it, he would be standing there breathing down her neck demanding the rent. She would quickly give it to him so he would go away.

One day, there came a knock at the door and she opened it, fearing the nasty landlord, but was surprised to see a handsome young man standing there. He told her that he had purchased the house and he was the new landlord. He told her he wanted to fix the leak in the roof, repaint the house and repair the sagging floor. She hung her head in despair. Where would she live? She could hardly afford this dump she'd been living in.

When he realized the cause of her despair, he told her not to be alarmed. He was not going to force her out of the house. In fact, she was the reason he was making all of the repairs. He wanted her to have a house that was safe and secure and something she would be proud to call a home.

But that wasn't even the best part. He told her that she would be able to live in the house from now on rent free.

Well, this seemed to be too good to be true. She waited every day for him to change his mind, but he didn't. Over the next few weeks, he came and made all of the repairs he promised and even helped her plant flowers in front of the house. It was a dream come true. She couldn't be happier.

Then one day, she heard a very loud, very familiar bang on the front door. She hesitated a moment and then she opened the door. There stood the nasty, mean landlord from before breathing down her neck demanding the rent. Should she

pay him? Of course, not! The house no longer belonged to him. He had no right to it nor did he have any right to harass her.

So what about us? We live in a world where this nasty, mean landlord scares us and demands things from us and makes our lives miserable. Then we are introduced to Jesus and he comes into our lives and cleans us up and makes everything beautiful. We go skipping through life and are happier than ever until we hear a knock on the door.

The enemy has no claim to you. Once you are in Christ, you are free.”

Minutes: November Board minutes: Approved as written
Planning Meeting minutes: Approved as written
Planning Meeting goals: Approved as written
Board Assessment results: Approved as written

Financial Report: Patti reported that the financial statements were reviewed at the annual planning meeting. She has sent annual financial statements to all partner families. Copies of these statements were also distributed to the family selection committee for use when contacting families. Patti will continue to work with the city of Merced to get the funds from a no longer required performance bond released to the affiliate. Patti is unsure of the payment status of the families for the current month. Patti read her letter of resignation from the office of treasurer. Jan spoke for the board in expressing her gratitude for Patti's service in this office and our regret in accepting her resignation. Jan and Donna are going to meet with a partner in the accounting firm where Donna works to investigate the feasibility of having some of the duties associated with the office of treasurer completed by the accounting firm. Donna was unsure of the cost but stated many non-profits have some or most of their financial transactions done by her firm. Patti stated the tasks aren't time consuming but are time sensitive.

Family Services: Nellie reported that Aurora was concerned that she was unable to get individual financial counseling from the bank and signed up for individual counseling from Love INC. The board asked Nellie to assure Aurora that the February individual; counseling shows positive effort and is completely acceptable. The board decide to postpone the Family Selection Orientation scheduled for February 11th. Some board members expressed dismay at having to develop a list of potential clients when there is no lot or home to refer to during the orientation process. The notion was expressed that lining up potential partner families without an address for them to refer to is tantamount to false advertising. Jan and Lyle will attempt to meet with Mark Hamilton to ascertain the necessity of having a potential client list.

Site Selection: Don Spiva, Site Selection chair sent the following message that Jan read to the board. *"I have an awful cold and don't think I need to share it with everyone else at tonight's meeting, so I won't be there. I have seen the home owner who owns the house at 1770 Laurel Ave to see if she is interested in selling her house. She bought this house August 2016 and so far just boarded up the windows. It is about 1150 sq. ft. 3 bedroom 1 bath home. So we will see if she is interested. Also, there are a couple of homes coming on the market soon that may do us well. Lastly, I will attend the HUD meeting this thinking about requesting more money, say we ask for \$200,000 we would still have to come up with \$200,000 first in order to be refunded the HUD money. Unless we can find some hard money to purchase a home then get reimbursed I don't know how that might work. If anyone else have some ideas that would be great."*

Don

There was discussion about finding alternative building sites in the surrounding communities. There was also discussion about committing for more money than we have considering the City's inability to refund

our performance bond.

Administration: Jan reported that she would like to send some volunteers to Mariposa for a safety class. Lyle stated that we have been building for years with no serious injuries a fact that demonstrates we know what we are doing. Jan will investigate the feasibility of volunteers taking safety courses on-line. Jan asked about crab feed fundraisers. Nellie has had much experience with crab feeds and stated that the price of crabmeat plays an important part in the profitability of such endeavors. Jan stated that she was under the impression someone came in and provided the labor and materials for such fund raisers. The group decided that the loyal followers of our affiliate would probably not be inclined to attend a crab feed. We will seek other avenues of fund raising.

Public Relations: George reported that he will seek estimates on the cost of printing the newsletter. He also asked the group to think about keeping copies of in-kind receipts and reinstating the monthly board volunteer hour report as a method of establishing information for grant applications.

Church Relations: Jan reported she is going to include information about Habitat for Humanity when she speaks publicly in her other capacities.

Recruitment: No report.

Restore Research: Lyle reported that he is finding it hard to meet with the owner of the building that might house our ReStore. Lyle read from a list for this gentleman:

1. Three months free rent
2. 50/50 for six months
3. Full rent at market value thereafter
4. 30 cents per square foot is a fair estimation of market value
5. Lease for three years with an option to buy
6. Utility reconnection fees and \$2,500 PG&E rewiring, \$1,000 in electrical panels etc., and \$1,500 in red and green tags and ADA requirements be paid by us and then recovered as rental credit
7. We will repair leaks in the structure's roof
8. Site clean-up to take up to three months to remove or relocate items stored in the building.

Lyle is planning to wait before going further with any expenses until he has a signed agreement with Mr. Razzari.

Motion by Fred and seconded by Pete to Grant Lyle the use of up to \$5,000.00 to use on getting the building ready once he obtains a signed written agreement with Tim Razzari agreeing to the terms listed above. Motion carried.

What am I willing to do for the affiliate this year?

George

1. Help set up the supply chain for our ReStore

2. Volunteer at ReStore one-half day per month

Lyle

1. Get the ReStore on line

Patti

1. Do financial work until we find a treasurer

2. Speak positively about habitat at every opportunity

Nellie

1. Help wherever needed

2. Help with family visitations

Pete

1. Help with the store

2. Do whatever needs doing

Fred

1. Speak positively about our affiliate whenever the chance avails itself

2. Attend as many board meetings as possible

Donna

1. Help where needed

2. Clean lots and help build

Jan

1. Talk more to the public about Habitat for Humanity

Other: Fred shared a “God Story” A missionary family stayed with Fred while visiting his church. Fred and the Missionary exchange occasional E-mails. She recently wrote Fred stating that she was in Washington D.C. for the recent Inauguration and saw a man wearing Air Force insignia on his flight jacket. She approached the gentleman to thank him for his service to our nation. A conversation ensued in which she asked the man where he was from. The man replied California and she asked where in California? The man replied Atwater. She said she knew someone from Atwater, Fred Pillsbury. The man said I know Fred, we work together at the Castle air museum. The missionary and veteran spent a couple of hours visiting and watching the inauguration

Meeting adjourned: at 7:52 p.m.

Respectfully Submitted: George Gallaher, Secretary

Habitat for Humanity of Merced County

Meeting Sign In January 23, 2017

George Hallahan

Lyle Allen

Patti Houlihan

Na Vegas

Pete Delaney

FRED PILLSBURY

Jan Arge

Donna J Hall