

# Habitat for Humanity of Merced County Board Meeting Minutes

November 17, 2014

Meeting Location: St Paul Lutheran Church, Outreach Ministry Center  
2916 McKee Rd, Merced CA

Meeting # 249

President (Administration Chair): Jan Sorge,	present
Vice President: Michelle Paloutzian,	present
Secretary (Public Relations Chair): George Gallaher,	present
Treasurer: Patti Houbein,	excused
Construction Chair: Lyle Allen,	excused
Family Selection/Partnership Chair: Nellie Venegas,	excused
Member at Large: Pete Delacruz,	present
Member at Large: Fred Pillsbury,	present
Member at Large: Brittany Oakes,	absent
Member at Large: Sean Arnold,	excused

6:31 p.m. Call to order Jan Sorge, President

**Guests:** Charlie Veilleux, local realtor; Donna Hall, proposed new Board member; Sheila Gill, interested in volunteering; April Gill, proposed new board member; Mark Hamilton, City of Merced; Anita Hellam, Executive Director Habitat for Humanity of Stanislaus County.

**Devotion:** Jan conducted an exercise where we closed our eyes and imagined different kinds of hands. The group held hands and then took their hands back. Jan reminded the group that our hands are the only hands Jesus has on the earth.

**Excused absences:** Sean Arnold, Patti Houbein, Lyle Allen, Nellie Venegas

**Absent:** Brittany Oakes

**Guest presentation:** Charlie Veilleux read the details and changes he had made to the proposed lease for the store located at 739 W. Main Street. He presented a one-year lease for \$2,500.00 per month renewable at \$2,750.00 at end of one year with a security deposit of \$2,500.00. Would be from January to December 2015 but we could take possession on December 1st 2014. The first month's rent and security deposit would be due on December 1st. The contract includes two handicapped parking spaces close to the store. The rest of the agreement would be the same as the previous contract.

Mark Hamilton explained that the City of Merced is downsizing and losing a position that took care of rehabilitating homes. The funds in the rehab account needed to be spent before the end of June 2015 and he looked for a nonprofit with capacity and timing. HfH Stanislaus is a HUD certified counselor with extensive experience in rehabilitating homes. The city had worked with the organization with counseling classes so a previous relationship was in existence. The City had tried many local nonprofits and received a

negative response from all of them. We weren't considered because we have no track record in this area.

Anita Hellam explained that there is a long lead time to get all the necessary items ready to take on such a huge project. She also stated that part of her agreement with the city is to help our affiliate grow and be able to handle more complex projects and increase capacity for the future. Anita stated that their board is currently using Adam Gray's office to process applications and that we might be able to share a facility when HfHS hangs a shingle in Merced. She went on to state that their organization is investigating a property owned by Sierra Beverage Co. on Fifteenth Street at a better rental rate than our proposed building on Main Street. Anita stated that an applicant for their new program lives outside the Merced city limits and that the property is a tear down and rebuild which she could help us obtain with a \$40,000.00 down payment assistance which would significantly reduce our start-up cost for the project. Anita explained that she usually gives the land owner a lien on the property to safeguard their equity and then converts the lien into a mortgage when the home is completed. Anita posed the idea of merging the two affiliates with a new name. We would gain their experience and they would be able to expand into our county and serve more people in need. Anita said there is precedence for this and that the HfH International is in favor of combining smaller affiliates into larger ones. She stated that there is a merging crew at the International and that Jenny Clariburg could provide us with more information on the subject. Anita stated to start what would be needed was for her to determine we have no legal suits pending and for her to look at our bank statements and the last five years worth of board meeting minutes. Anita invited us to come to one of her board meetings which are held on the fourth Monday of every month at 630 Kearney Street, Modesto CA. This month the HfHS Board is holding a special meeting on December 1<sup>st</sup> at 6:00 p.m. Jan stated that our board should attend to observe how their board operates. Jan stated she would be glad to carpool if participants would let her know before November 30. The carpoolers should plan to leave Merced at 4:30 p.m. Jan and Anita are going to get together to discuss working together by, perhaps, volunteering and providing merchandise for HfHS's proposed store in Merced.

**October minutes:** Fred moved to accept the regular October minutes and the minutes of the special board meeting as presented. Nellie moved and Michelle seconded and the motion passed.

**Financial report:** Patti reported by e-mail that the 6-30-14 tax returns have been completed. The raffle report has been completed, and all homeowners have made their October payment except Project #3 and #13. Patti expressed that she votes no on the lease for the Main Street building. And that she met Anita Hellam years ago and was impressed with the Modesto operation. Patti will leave checks for Lyle to sign with Jan.

**Administration:** Jan will tell Charles no thank you on the lease for the Main Street building. Jan stated that one of our banners has disappeared and that we are currently using the remaining one at the building site. She contacted Genny Mesa and she will sell two banners for the price of one \$90.00. Jan stated that we could use these at the Brush

with Kindness sites. Fred moved and Donna seconded to purchase the banners from Jenny Mesa. Jan reported that the UC Merced Baseball Team spent a Saturday cleaning up a home at 3144 Topeka Street. The team hasn't gone through orientation and Jan will have a special orientation for them on a Sunday afternoon at 3:00 p.m. with a Thanksgiving type dinner for them at 4:00 p.m. We will have sign-ups for potluck type Thanksgiving type food to bring to the event as soon as Jan determines the date.

**Public Information:** No report.

**Construction:** No report

**Family Services:** No report

**Church Relations:** No report.

**Volunteers:** No report

#### **Other Business**

The board voted to accept Donna Hall as a returning board member. Donna will assist Patti in the financial area. Moved by Michelle, and seconded by Fred. The motion passed.

The board voted to accept April Gill as a new board member. April will use her expertise in building and planning by serving on the site selection committee. Moved by Fred, and seconded by Donna. The motion passed.

**Meeting adjourned:** 8:13p.m.

George Gallaher, Secretary

Habitat for Humanity of Merced County, Inc.  
Board Meeting Sign-in November 17, 2014

- 1 George W. Dalaker
- 2 FRED PILSBURY
- 3 Sheila Gill
- 4 April Gill
- 5 Pete Galacrus
- 6 CG Veil
- 7 Miriam Paloufmi
- 8 Mark Hamilton
- 9 Jan Anze
- 10 Denna Hall
- 11 \_\_\_\_\_
- 12 \_\_\_\_\_
- 13 \_\_\_\_\_
- 14 \_\_\_\_\_
- 15 \_\_\_\_\_
- 16 \_\_\_\_\_

**Calendar:**

December 15 – Monday, 6:30 p.m. Board meeting Social – Sorges, 2842  
Wainwright Ave. Merced – bring appetizers to share  
Devotion: Patti