

Habitat for Humanity of Merced County Board Meeting Minutes

February 16, 2015

Meeting Location: St Paul Lutheran Church, Outreach Ministry Center

2916 McKee Rd, Merced CA

Meeting # 252

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

6:30 p.m. Call to order Jan Sorge, President

Devotion: Jan shared from Pastor Rick Warren. By helping each other we carry each other's burdens: Galatians 6:2. Christians are encouraged to support and encourage others, especially during times of crisis. By sharing burdens the burdens become less cumbersome. Through life leaning on Jesus as we support each other is the best path to take.

Excused absences: Sean Arnold, Ida Johnson, Michelle Paloutzian

January minutes: Lyle moved and Fred seconded accepting the January regular board meeting minutes and the January annual planning meeting minutes as presented. Motion carried.

Financial report: Patti reported that one partner family made \$200 of its \$235 payment obligation for January 2015. Patti also reported there is enough cash to build another home after the current project is completed. She stated that we would be wise to seek other sources of revenue to ensure our continued ability to build and rehabilitate affordable housing in Merced County. Patti sought the board's thoughts on paying for a one year membership to the Chamber of Commerce. The board discussed the expenditure and concurred the money would be well spent. Don moved and Donna seconded paying the Chamber of commerce dues. Motion carried. An invoice from California Habitat for Humanity was discussed. The group decided that this organization is a lobbyist for Habitat for Humanity and decided not to pay dues or join the organization.

Administration: April Gill sent a nice letter of resignation. Jan was directed to send her a letter accepting her resignation with regrets. Donna moved and Pete seconded accepting Don Spiva and Ida Johnson as board members. Motion passed. A Partner family who has been in arrears on their mortgage payments made their January payment and will catch up past payments with their income tax refund. For another partner with spotty payment history, a committee will look at the loan papers for her home and report back at the next meeting on what might be asked during a face to face meeting with the partner and the committee. It appears the partner may be in a place where selling her home would be to her financial advantage. Don will compare the value of her home with similar homes sold in the area and use the information to help the committee devise a strategy. A partner family who wants to sell her home to her offspring was discussed. The outcome is that the children qualify as low income and should be able to find financial help through programs offered by the City of Merced. Don will investigate the programs and will have information available for the family before a meeting on February 20, 2015 on the third floor of the city hall at 10:00 A.M. The feeling of the board is that the partner would be able to receive her equity from the home sale; the affiliate would have money from their equity to help build a future home and the children would be buying the home.

Public Information: Returned questionnaires completed during annual meeting to respondents who wanted their questionnaires back. Jan asked those not present at the planning meeting to complete questionnaires and return them at the March meeting.

Construction: Lyle stated that the crew is installing blow in insulation and hanging wallboard on the current build. Lyle is placing strips of wood in the attic at the level of the proper R value of the insulation and blowing insulation to just below the top of the strips. He did this so the inspector can look into the attic and see the thickness of the insulation. Fifty bags of blow-in insulation were donated and are being blown in with a borrowed, at no cost, machine a third of the home at a time. Don stated that a church youth group will contact Lyle to work on the house on a future Saturday. A group of college students from Berkeley will Work on Sunday March 22th. Lyle will try to find them something to do. Lyle estimates that the dollar value of sweat equity for grant purposes would be between \$10.00 and \$12.00 per hour.

Family Services: Rosa's brother is coming every Saturday and on other times. Rosa is cleaning up when the crew isn't there. Nellie will contact the partner families and invite them to participate in the yard sale in April. Nellie wants to hold off with the family selection event until all the paperwork and the electronic presentations are in order. She stated she wants to do the best job she can and needs time to prepare for the event. Plans are being developed to visit the each partner family quarterly.

Church Relations: Jan sent information about upcoming events to local churches.

Volunteers: Jan held a volunteer orientation with one attendee. Jan has volunteers lined up for February's flapjack fundraiser and the yard sale in April.

Other Business

Don told about two lots on the corner of West and Home Streets in Merced. The lots once held a duplex. It could be argued that there were two homes on the lots and the second sewer connection should be installed at no cost. The school fees might be considered less if the argument were made for two homes on the two lots. The process for purchasing the lots includes our promise to complete a home within twelve months of the purchase. Don stated that he will work on a golf tournament as a fund raiser as well as contacting the board of realtors and the Elks Club about donations. Nellie explained how she purchases home electronics the Friday after Thanksgiving at a low price and raffles them later in the year at a good profit. The board agreed this might be something worth looking into. Donna will check with Wash and Wag about a fund raiser. Donna will also contact the radio stations about the flapjack fundraiser. The idea of putting our logo, a form for donations and our address on all publications was presented and generally accepted. Jan will purchase take-out containers and individually wrapped maple syrup containers for the flapjack fundraiser.

Meeting adjourned: 8:15 P.M.

George Gallaher, Secretary

Habitat for Humanity of Merced County, Inc.
Board Meeting Sign-in February 19, 2015

1 George Dalaker

2 Jan George

3 Patti Houlihan

4 Lyle Allen

5 FRED PILLSBURY

6 NALIE VENEZAK

7 Pete Delacruz

8 Don Sowa

9 Donna Stall

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Calendar:

February 28 Flapjack Fundraiser@ Applebees 8-10 a.m. report at 7:00 a.m.

March 16, Monday, 6:30 p.m. Board meeting – St. Paul Lutheran OMC
Devotion: George

April 11, Saturday, 8-2 p.m. Vendors, Rummage Sale, St. Paul Parking Lot
Need Chairperson – contact vendors, etc.

April 20, Monday, 6:30 p.m. Board meeting – St. Paul Lutheran OMC
Devotion:

May 18, Monday, 6:30 p.m. Board meeting – St Paul Lutheran OMC
Devotion: