

**Staunton-Augusta-Waynesboro Habitat for Humanity**  
**Board of Directors MINUTES**  
**Tuesday, January 23, 2018 at 6pm**  
**Chair: Jennie Hill, Board President**

**Action Item 1: Board member removed**

Present: Jennie Hill (Pres.), Laurie Thompson (Treasurer), Lou Ella Hill, Dennis Russell, Charles Frankfort (Vice Pres.), Salome Baugher, Rev. Rod Ronneberg, Alan Biskey (Sec.), Sarah Crenshaw, Pamela Patrick, Andy Beasley, Lance Barton (Exec. Dir.).

Not present: Tom Montgomery

**Minutes:**

Meeting opened in prayer. Minutes approved. Board members introduced themselves and new members were welcomed.

Lance gave a brief overview of bylaw changes in 2017 and an introduction to all board members of the push to improve decision making abilities on the board. Some of the decisions the board will make in the coming year include: how to improve consistency to our mortgage structure, as well as address and consider changes to inconsistency with our current portfolio of 37 mortgages; have the board define what “graduating” from Habitat for Humanity looks like; a second location for the ReStore; increased building capacity; initial strategy for a development in Waynesboro. Lance gave a demonstration of the Board Member Portal through our new website at [www.sawhfh.org](http://www.sawhfh.org).

At 6:43 pm the board went into Executive Session. The meeting resumed at 7:51, a motion was made to remove \_\_\_\_\_ from the Board of Directors under Section 2.5 of the bylaws, specifically “Failure to actively participate and support Board activities and decisions, Failure to actively participate and support Board Committee activities and decisions, Failure to attend three (3) Board meetings without notice in a single calendar year”. There was no further discussion and the vote was unanimously approved with 1 abstention from a new board member.

Financials are on target overall. Salaries and benefits is running about 2.5% and continues to be monitored by the staff and board. ReStore sales have broken historical records for 12 months in row. Mortgage and CHR payments are currently at 0% delinquency. Audit results will be put off until the next board meeting.

Gala preparations continue. We are expecting 262 (200 original goal) in attendance and might see an increase of up to \$5000 over the budgeted amount of \$27,500. Income is at \$67,000 which is just \$2,000 short of the original overall goal of \$69,000.

Panelized build continues to go up very quickly. 520 B Street is close to completion. We hope to close by end of February. The workforce from the Middle River Regional Jail has begun working on the construction site and initial response is very positive. We are providing transportation for these workers and need to address this issue at the next board meeting. The organization is looking into using this workforce to help in the ReStore. Neighborhood Stabilization Funds have been used on 2 properties including 520 B Street. These funds have been put on hold for an estimated 2-3 weeks. They are expected to restart at that point.

Meeting Closed at 7:40pm.