

Staunton-Augusta-Waynesboro Habitat for Humanity
Board of Directors MINUTES
February 26, 2019 at 6pm
Chair: Jennie Hill

Action Item 1: 2 new Partner Families have been accepted into the program

Action Item 2: A VHDA serviced mortgage has been returned to in-house status

Action Item 3: Board approved \$30,000 draw

Attended by: Jennie Hill, Chair, Laurie Thompson, Treasurer, Pat Katz, Secretary, Andy Beasley, Vice Chair, Rev. Rod Ronneberg, Pamela Patrick, Brad Bryant, Taylor Smith and Charles Frankfort.

Not present: All attended.

Minutes:

Meeting opened in prayer. Minutes were accepted as presented (PP/RR). Financial report was accepted as presented (PP/CF, unan). Board has requested a separate report for CHRs status.

Construction report: 110 has been rented and is expected to close within 90 days. 130 is expected to be complete by the end of March, 126 by the end of the fiscal year. ReStore report: The ReStore expanded another 1500 square feet into the back of the building. Tom D is training as assistant manager of ReStore 1. Family Partner: Average AMI is currently at 60%. Outreach Report: Tom D has been doing a great job getting high school and college students in to help finish up 130 Stafford. Committee reports are accepted as presented.

Old Business: ReStore 2 is expected to close on either the 8th or the 15th of March. We have applied for a grant from F&M.

New Business: The applications for Partner Families has been reviewed, a motion to accept PF1 was made (PP/RR, unan). A motion to accept PF2 was made (CH/PK, unan). Laurie T recused herself from the vote and all discussion due to a business relationship with the family. Brad B informed the Board that Lamont Bagby announced, on behalf of the Home Builders Association, Virginia has expanded the ability for local governments to waive building permit fees and other local fees to entities involved in providing affordable housing. The bill is HB2229 and was unanimously passed and sent to the state government for review. Audit came in and 990 has been filed. The auditors have agreed to come to the Board Meeting on April 23 to explain the audit findings and answer any questions the Board may have. The Board went into Executive Session to discuss concerns voiced to the organization regarding Partner Family 201704-02. After careful consideration, and meeting directly with all involved parties, a satisfactory solution for the organization and the Partner Family has been reached. SAWHFH takes all concerns very seriously and is committed to a culture of constant improvement. Although the organization was able to show that they were not guilty of the specific accusations presented, there was clearly a breakdown in communication internally and externally that caused confusion and difficulty for

the Partner Family. This has been rectified to the satisfaction of both parties and the Executive Committee will continue to monitor the efforts to improve internal and external communications. The organization has employed an Administrative Assistant, Jill Bader, and a Construction Assistant, Steve Brong. We are currently working on funding with DHCD and HfH VA that would assist with up to 45% of development costs per house. A request for a draw of \$30,000 has been requested to bridge the gap due to a delay in closing for property at 110 Stafford (BB/PP, unan). The Board went in to Executive Session to discuss a potential foreclosure for a loan that is serviced by VHDA. Leaving Executive Session, the Board made a motion to accept the return of the mortgage back to "in-house" status and pay the balance of \$ 7,792 to the line of credit attached to the property. The return of this mortgage also included a delinquent escrow balance of \$ 1,358. (RR/PP, unan). Next month's meeting will be moved up to March 19 due to the HFHI Conference.

The meeting was closed at 7:50.