

## **Staunton-Augusta-Waynesboro Habitat for Humanity**

### **Board of Directors MINUTES**

**October 22<sup>nd</sup>, 2019 at 6pm**

**Chair: Jennie Hill**

**Action Item 1: Board accepts new board members Lauren McCauley and Dr. Edward Jeffries**

**Action Item 2: Board approves Neighborhood Revitalization Operating Model for the strategic plan**

**Action Item 3: Board votes to remove Rev. Rod Ronneberg as board member**

Attended by: Jennie Hill, Chair, Andy Beasley, Vice Chair, Pat Katz, Secretary, Renee Hartless, Treasurer, Brad Bryant, Taylor Smith, Dr. Ernest Jeffries, Lauren McCauley, Pamela Patrick, and David Meeks, Charles Frankfort (P).

Not present: Rev. Rod Ronneberg

### **Minutes:**

The meeting was opened in prayer by Brad Bryant. Jennie H announced a recommendation from the Nominating Committee for two new members: Lauren McCauley and Dr. Edward Jeffries, no further discussion was made, vote was unanimous. A Vote to dismiss Rev. Rod Ronneberg as member of Board of Directors was accepted (JH/BB). A comment for the record was made by Jennie H: "this is a very amicable request due to the fact that Rev. Ronneberg is leading two churches and is very involved with missions in our community. Rev. Ronneberg has expressed relief at this request and enthusiastically agreed to participate as an advisor and community advocate for SAWHFH going forward. The Board would like to express its gratitude for Rev. Ronneberg's service to SAWHFH and to our community.

Minutes were approved from July and September, no further discussion, vote was unanimous.

Financial Report from July, August and September approved as presented by Lance Barton. Treasurer Renee H approved adequacy of new financial report format in agreement with financial policy.

Lance B gave a presentation of the updated proposal of a 4-year strategy covering FY18-FY21. High points include: increase in construction from 1-3 units per year to a minimum of 5 units annually, emphasis on Neighborhood Revitalization operating model, work to be accomplished in all three jurisdictions annually, emphasis on increasing productivity in the county, emphasis on increasing efforts to address elderly housing issues, increased public communications, new financial management procedures and goals.

Endowment briefing postponed until January.

Help and table captains for the Gala committee Jan 25<sup>th</sup> was requested by Jennie H.

Board requested to table the vote for the 4-year strategic plan until further review.

Vote to accept the Neighborhood Revitalization operating model regarding the 4-year strategic plan was accepted (BB/PK, unan).

Any questions regarding the strategic plan should be addressed with Lance before the next board meeting.

'Board Member Operations Designation' tabled until next meeting.

November board meeting changed to Wednesday, November 20 at 6pm.

Meeting was closed at 8pm.

An electronic vote was proposed on 11/5/19:

*We need an electronic vote from the Board for securing a Construction Bridge Loan so we can begin Stafford/Heydenreich Street new construction and complete 126 Stafford and 907 West Johnson Street.*

*After checking with 3 banks, we've settled on the terms offered by First Bank: \$100,000 revolving line of credit at 4.75% variable prime rate. They will accept 3 of our CDs worth that amount as collateral and deduct the CD interest from the prime rate, making the interest approximately 2.5 %.*

*We anticipate being able repay/ replace this loan within 3-6 months with the following sources:*

*\$190 K from our NY donor due by June/ end of fiscal year.*

*\$35 K annual average from December ask*

*\$60-90 K profit from Gala in January*

*\$20 K VHDA Funds (non-repayable funds)*

*\$25 K CBDG Grant*

*DHCD funds worth 65% reimbursement at 30%-60%-90% completion stages*

*We have contractors, workmen and volunteers lined up for excavation, foundation and HVAC work so **please vote by 5 pm on 11/7/19** or call Lance or me with questions or concerns.*

*In order to include our strategy on the Annual Report that goes out in November, we need an **electronic vote by Thursday 11/7/19** from the Board on accepting or rejecting the 4-year Strategic plan detailed in your materials and outlined at the October Board meeting.*

*The vote was passed on 11/7/19 (JH/CF).*