

MINUTES

Nevada County Habitat for Humanity Board of Directors Meeting Tuesday, February 26, 2019

Grass Valley United Methodist Church, 236 S. Church St., Grass Valley, CA

Meeting Chair: John Scott

Recorder: Bill Croker

Directors Present: Rick Ballantyne, Bill Croker, Dan Halloran, SR Jones, Don Lee, Terry Lowell, Andy Owens, Dina Rubino

Directors Absent: Andy Kramer

Staff Present: Lorraine Larson, Jim Phelps

Meeting called to order at 4:04 p.m.

1. Opening Prayer: Jim Phelps

2. Minutes of January Meeting: Approval of the January meeting was moved by Dan, seconded by Andy and unanimously approved.

3. Consent Agenda: The consent agenda consisted of the following reports previously distributed by e-mail and web site.

- Finance Summary for Affiliate and ReStore
- Executive Director's Summary Report
- Mortgage Status Report

Approval of the consent agenda was moved by Rick, seconded by Dan and unanimously approved.

6. Mission Moments: Rick described two outreach and fund raising items that he is conducting. Don reported on the Homebuilder Church initiative. Seven churches are being contacted. Grass Valley United Methodist Church is the first church to sign up.

7. Finance: SR noted that ReStore net income was up about \$5,000 in January. Weather is expected to reduce sales and net income in February.

8. Fund Development: Jim reported that the website now includes a Stewardship Tool Kit. The website will soon include a Habitat Partners page. The lapsed donor initiative contacted 88 donors and with about 10% responding and netted about \$1,000.

When combined with the Winter Appeal, the Winter Appeal goal was exceeded by \$1,000.

The Spring Appeal will be the “Evie Challenge”.

9. Construction: Home #15 at Heritage Oaks is completed and certificate of occupancy has been issued. Document signing is scheduled for Feb. 28. Home #16 concrete is poured and framing is dependent on good weather. First set of plans has been received for Park Place. Comments are being prepared for incorporation by architect. Architect is proceeding with work on Heritage Oaks II. Slate Creek revamp is completed with exception of sewer line repair. Weather has delayed the repair. Eden Ranch rehab is proceeding. Most demolition work is complete and repairs are beginning.

10. Strategic Planning: John reported that the Executive Committee plus 2 has completed the “blue sky” part of the process and a strategic planning retreat for the entire board will be scheduled in the next couple of months.

11. Family Support: Lorraine reported that Mike Vassar and Ann Davis are now co-chairs of the family support committee. Ellen Glass is developing a data base of all Mortgages. There was a general discussion about Homeowner Association formation for Heritage Oaks.

12. Mortgage Status: The status a mortgage that is over the 3 month arrears limit was discussed. Lorraine described the draft of a proposed letter to the home owner that lays out a specific dates for compliance with the stipulation that if any of the compliance dates are missed, Habitat will proceed with foreclosure. After discussion, SR moved that the letter be sent, Andy seconded, and the motion was approve unanimously.

13. Legal Advisor: Lorraine reported that she had met with a prospective attorney for advising Habitat. She is now developing a list of specific items for advice. The attorney will them make a proposal to Habitat.

14. Closing Prayer: Andy

15. Adjournment: The meeting was adjourned at 5:30. The next meeting will be held on March 26, 2019 at 4:00 p.m.

Respectfully submitted: Bill Croker, Board Secretary