**Habitat for Humanity of Mesa County**

**Board of Directors**

**May 11, 2022 -Minutes**

**Location:**ReStore Conference Room

**Board Members Present:** Micah Adams,Jason Hensel, Isaiah Quigley Lisa Martin, Erin Doeble, Sandra Rogers, Darah Galvin, Milton Arroyo

**Board Members Absent**:  Scott Burnham, Minde Harper (Proxy Erin Doeble)

**The following members of management staff were present**: Laurel Cole

Micah called the Board of Directors meeting to order at 7:33a.m and Milton offered the opening reflection.

**Board Minutes -**Micah asked for the Board of Directors to take a few minutes to review the prior month's Board meeting minutes.  Micah asked if there were any additions or corrections.  One change to attendance was noted, Micah requested a motion for approval. Isaiah made a motion to approve the minutes and Erin seconded the motion.  The Board of Directors “approved” the April 2022 Board meeting minutes.

**Benchmarks & Financials-**Erin reported the financials for the prior month.

Benchmark discussion revealed strong position on all benchmark categories.

Contributions high as a result of annual Waldeck payment at $55K.   The amount represents 1/9 of the total income from the Trust.

COGS inventory adjustment was "caught up" after missing last week and the amount was essentially two months value. All other expenses ordinary

The Financials were moved to be accepted by Lisa and seconded by Darah. The board formally accepted the financials.

**New Business**

HFHI 2.0.  Charge changes to affiliates. Results appear to produce greater burden on an affiliates like HFHMC.  LC will address at ED retreat June 1, 2022 in Breckenridge.

**Rehab sweat equity.**  LC wants to present an alternative to full hours for rehabbed units.  Incentive to reduce hours for rehab projects. Discussions given age and nature of the rehabbed home.  This is a rare occasion and the decision should be based upon age of home, valuation of the home and nature of the rehabilitation necessary.  The board will present the option to the families at highest priority and move down the list of priority.  The option presented in this occasion given the circumstances will be 300 hours with up to 100 hours donated.  This is based upon an approximate $25,000 disparity in value between new versus used units and the applicable depreciation and more rapid repair/replacement effort which will be necessary for the future homeowner.  Motion was made to approve a reduction from the standard of 500 down to 300 for rehabbed units with up to 100 hours donated from that 300 by Darah.  The motion was seconded and the board unanimously approved the deviation.  All future instances where a rehab is at issue, the board will follow the same process for consideration of applicable reduction.

**Concerns with home pricing.**The ability to pay is substantially below the applicable cost of the home.  The concern is bearing losses on every home given the disparity between cost and ability to pay. Silent seconds and deed restrictions were discussed.  The board will consider methods of resolving the disparity.  In this matter the board will approve a cost gap silent second given the conditions of market values and extraordinary cost increases.  The second will be calculated in consideration of ability to pay versus cost and not appraised value. A formal and uniform policy will be adopted to address what appears to be potentially ongoing problem given cost and value of home.

**Condo Lease.** Ariel is out July 1 and new tenant is needed.

**Staffing Update.** Kirk was terminated and HFHMC is searching for Assist store manager and 2 new drivers.

**COMMITTEE REPORTS**

**Executive Committee –** In addition to the above issues, safeguard training is needed to be completed.

**Construction Committee –**Closing is approaching on 3043 and C/O to issue shortly after appliances in, 3039 to be permitted. 3045 drywall and painting.  Two house plans selected from WCCC.

**Family Selection Committee –**None.

**Family Support Committee –** JL was informed her 12.5 hours in March could be applied to April.  This was inaccurate information and due to the confusion, a non-compliance will not be issued. At certain milestones the monthly hour obligation reduce, the committee set policy for reduction of sweat equity hours from 24 hours to 16 construction only once homeowner hits 700 hours.

**ReStore Advisory Committee**–  Lisa Reported that April hit $74K.  61 residential and 12 commercial pickups.  Donations increased (452), 2 WC injuries. Truck is costing about $750 in repairs per month.  A new truck is necessary—applied for grant to support it.

**Public Relations Committee –** Volunteer appreciation went well on May 7th.  New games are in place to promote discounts. Door project--Gathering dates from art center. Working for sponsors.

**Volunteer Advisory Committee-**  Darah reported that April was a great month.  83 total versus 32 in last April.  8.7 hours averaged per vol. 8 new orientations (5 RS and 3 Construction).  Rotary and Edward Jones did group builds.  Bray will do theirs towards end of the month.  Legislative build will be in September.

**Adjournment:** Micah asked if there was anything else to discuss and hearing nothing, Lisa made a motion to adjourn the meeting.  Darah seconded and the meeting was adjourned at 8:55am.