﻿

**Habitat for Humanity of Mesa County**

**Board of Directors**

**September 8, 2022-Minutes**

**Location:**ReStore Conference Room

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

**Board Members Absent:** Scott Burnam (IQ proxy); Jason Hensel (MH Proxy)

**Guests:  None**

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

Minde called the Board of Directors meeting to order at 7:30a.m and Erin offered the opening reflection.

**Board Minutes (Tab 1) -**Minde asked for the Board of Directors to take a few minutes to review the prior month's Board meeting minutes.  Minde asked if there were any additions or corrections.  Two name errors were noted and with the alteration, Erin moved and Darah seconded the Motion. The Board of Directors “approved” the August 2022 Board meeting minutes.

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

The Restore sales met the bench mark covering operating expenses and exceeding the $79,000 monthly sales mark.  The wage benchmark appears to be low.  The board will revisit it in the beginning of the next year.  Loan payments did not post in time for the early meeting and production of the financials so bench mark is only superficially not met. Loan proceeds confirmed in account by LC.

Ratio and Analytics: Restore at 83% of overall revenue.  Foundation Contributions up to 11%. Substantial work was completed on homes; accordingly, construction draws exceeded $37,000. The current ratio at 34.77% is strong given, primarily, the high value of cash on hand.

Balance Sheet: Strong Cash Balance of $1.3M.  On Page 2.  New Acct. #2150 Accrued Wages were $14,000.

The Board Accepted the financials via Motion made by IQ and SR seconded.

**New Business**

**Delinquencies:**BH was three months behind.  She cleared two of the three, with the third due on the 15th of September.  LC made agreement with BH to address the notion of paying timely under threat of foreclosure. JH was late last month only due to postal issue.  All others current.

**COMMITTEE REPORTS**

**Executive (MH Presented)**

AK Dedication on Tuesday.

September 23rd the legislative build will happen 8/12/22.  The new name will be "difference maker build".

December 3rd will be the board build.

KM family is planning to pay loan-off to keep the home.

SR, MH and LC will be absent next month for the meeting.  The Board approved a meeting move to the 20th.

Office manager interviews went well.  An offer has been made to an individual pending background check.

**Construction Committee (MA Presented)**

Construction progressing well.  3045 will close Tuesday.  Two other slabs are poured; leaving plenty of work available for builds.  A four BR plan was approved.  Total of 5 slabs expected before winter. Lot costs for phase 3 were discussed to be set at approximately $40,000 based upon total development cost. This is an increase of about $5,000 per lot from prior phase.  However, the market rate is consistently over $80,000, so the increase appears proper. The lots on the west may be under due to size and the lots backing to the BLM may be slightly higher (overall averaging approximately $40,000/lot).

**Family Selection Committee (MH Presented)**

No meeting.

**Family Support Committee (MH Presented)**

All hours met for all families.

**ReStore Advisory Committee (LM Presented)**

Lisa reported on the approximate 20% increase in revenues from prior month. About 300 additional transactions were realized.  Current Social Contract initiative implemented. We have no drivers. Doing reference, physical, and background checks on a full time potential candidate.

**Public Relations Committee (SR Presented)**

Advertising efforts have been focused on Nickel and Socials.  Email blasts with coupon or money off through clover is being considered.  Arna was repainted for purposes of holding meetings.  April has been working with volunteers and it is being considered to make that role permeant. Fundraiser with Grand River in the works—details will be discussed after wine fest.

**Volunteer Advisory Committee (DG Presented)**

951 total hours were contributed.  More Restore (652) than construction for the first time.  8 new volunteers and 2 new orientations set in September already.  Instep group starts in Restore today. Event took place at CMU- 2 pages of people identified interest in volunteer.  House built by Mavericks moving forward.  4 group builds set for Sept and Oct.

**Upcoming Events and Adjournment:** April's dedication on Tuesday. Anniversary Sale October 8th. Next Board Meeting on the 20th of October.  Lisa requested that the Board consider individual contributions. Minde 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 8:35am.