

MINUTES

NHIA Board of Directors Meeting

May 26, 2015

The meeting was called to order at 7:06pm

In Attendance

Alison Windram, Ann Williams, Cliff Carroll, Del Williams, Diane Doub, Gail Boyarsky, Jim Worrell, Lindsay Carroll, Meg McCann, Mike Doub, Sue Wilkins, Walter Fowler Absent: Mike Tapp

Approval of Minutes

The final version of March 24, 2015 meeting minutes was reviewed and posted to website on March 30th.

Finance Update: 11 new people joined and paid \$75. Lawyer expense was \$650 for this past month.

- ACTION: **Mike D & building committee** to look at options to reduce cost for Termite and Pest Control **3/24 ON-HOLD** until Building discussions are complete
- ACTION: **ALL Committees** to email Jim your committee budget requests **by JULY**. 3/24 ON-GOING Comms sent, Rules has no budget request. **5/28** Missing Ice cream Social (**Sue**), Breakfast (**Gail & Sue**) and Turkey Run (**Walter**); Building & Rental budgets are pending building transfer discussions; Membership will have people donate snacks and not submit a budget.
- ACTION: **Jim** to create a DRAFT budget for the board to approve **expenses**. **3/24 ON-GOING 5/28** still waiting on groups to send in their budgets.
- ACTION: **Jim and Gail** to have 2 safety deposit keys made at the bank for a \$150 fee if **Walter** cannot find a spare key in Sue Whitfield's old desk drawer. CLOSED Key found
- ACTION: **Jim** to create a financial spreadsheet to be posted for on-line viewing access **3/24 ON-GOING 4/28**
CLOSED [http://newhopeimprovement.com/owncloud/index.php/apps/files?dir=%2FFinance%20Records%20\(2\)](http://newhopeimprovement.com/owncloud/index.php/apps/files?dir=%2FFinance%20Records%20(2))

Committee Reports

- **Events & Fundraisers:**
 - ACTION: **Gail** to follow up with Abrams on a date for the Funny Girl Farm Tour.
- **Building: Transfer Committee** – Review legal docs from Jay Freeman
 - Missing
 - Building transfer document (unrelated to the lease)
 - NHIA members being allowed to rent the space
 - Intent to stay a community center to provide local services like election station
 - Rental Dates
 - Board & Membership Meetings Fourth Thursday of each month
 - NHIA Events:
 - Country Breakfast First Saturday in April
 - Ice Cream Social First Saturday in June
 - Country Breakfast First Saturday in October
 - Turkey Run First Saturday in November
 - Provision of intent to continue community service group use (if groups want to use room as is):
 - Elections and Candidate Forums
 - Duke Forestry Annual Meeting
 - Changes to the Document
 - Section 6(A) – remove the word “non-profit”.
 - Section 6(B) – Change first work “Lessee” to “Lessor”
 - Section 6(B) – In second sentence change “Lessor” to “Lessee” and change “Lessee” to “Lessor”.
 - Section 6(B) – CONCERN - if the Association is out of the rental business and it is being handled by the Lessor now, how does the Association have standing to review and approve the Lessor's Use Policy as it relates to outside groups/individuals?
 - Section 6(B) – add wording enable NHIA members to be able to rent the building per the Lessor's policy.
 - Section 10 – add septic system to the list of items that the Lessor should keep in good repair
 - Section 15 – change to reflect the insurance needs per Cliff's action.
 - ACTION: **Gail** to ask the lawyer about advisably on getting non-profit status for NHIA.

- ACTION: **Cliff** to check with the Fire Station's insurance company to see how the new lease agreement may affect their current coverage of NHIA's coverage for a) fire, b) liability and c) coverage for officers and board of directors.
- ACTION: **Gail** to schedule early board meeting if updated documents are returned from lawyer before June 23rd.
- ACTION: **Building committee** to look into upgrading the lighting (request from Elections)
- **Rentals:** (no update)
 - ACTION: **Rental Committee** to present a new pricing proposal that covers the cost of the building operations and cleaning supplies based on past usage (a minimum of \$110 was proposed and a keep it simple approach was recommended). **3/24 ON-HOLD** until Transfer discussions have been completed
 - ACTION: **Mike T** - When the Fire Station takes over building rental, they will revisit whether alcohol/beer/wine will be allowed (from April Members' Meeting). **ON-HOLD**
- **Communications:** (no update)
- **Membership:** (no update)
- **Rules:** (no update)

New Business

- **Membership meeting:** Set date for next Membership Meeting to review contract proposal.
 - ACTION: **Gail** to schedule next members' meeting after a) legal documents are updated by lawyer and b) next board meeting
 - ACTION: **Sue and Gail** to organize refreshments for April membership meeting **CLOSED**
 - ACTION: **Comms team** to handle publicity (newsletter, email reminders and outdoor sign) and will also figure out an option for providing PowerPoint slides for April membership meeting. **CLOSED**
- **Set Agenda for next board meeting:**
 - Review revised legal docs

Next Board Meeting

Tuesday, June 23, 2015 at 7pm at the NHIA Community Center

Meeting adjourned at 8:16pm