

Community Housing Expansion of Austin

Regular Meeting of the Board of Directors

August 22, 2018

Gatlin Johnson calls the meeting to order at

In attendance, constituting a quorum:

Gatlin Johnson - Treasurer

Elliott Bucknall- Secretary

Barak Bullock - Director

Matt Dietrich - Human Resources

Jax

Also in attendance:

Natalie San Luis - Staff

Last meeting minutes were approved

Natalie's Staff report:

-Pre Nasco, Nasco, & post Nasco work.

Nasco debrief.

- Matt questions the amount of travel payment fto Nasco for Natalie, it needs to be made explicit either way for the staff members.

-Meeting with Mary, Natalie was hoping to bring in a copy of the application with red marks on it but what happened.

- We have a series of weekly calls to go over for the foreseeable future.

- Mary wants changes to the board – the composition of the board to change, with professionals, community board reps, attorneys, and accountants (but we should be intentional about it). Natalie adds that the people should be familiar with real estate laws and finance in addition to being on board with our mission.

- It would mean more formality and conducting meetings in more professional settings.

-Gaitlin mentions that bylaws would have to change through a membership vote to add more potential board members.

- Meetings with Mary should help obtain more *specificity* as to *why* the board should have these added member. Mary says that we are not the organization that they typically work with and needs to prove to JP Morgan bank that we are professional.

- What type of people with professional expertise do we want and do we not want.

Mary wants us to clarify the job description and the hiring process

- The membership needs to vote on it.
- We need to be a couple of thousand dollars dedicated to it.
- Mary wants to confirm that we are doing these calls for the next five years.
- We are doing Monday calls, any one welcome to call can call in.

Meeting with Mary today:

ROC USA was approved!!

Nasco checkin:

Sam:

He took cooperative history

- Took a class on turnover; Sasona is in well above average shape with conflict & crisis.
- Consensus class was successful

Elliott:

Took a course on meeting structure, communication, consensus, and skills for a meeting facilitator.

Matt:

- Went to a workshop on non-verbal communication.
- Was inspired by the keynote, co-ops being transformation spaces rather than just affordable housing.
- Anti-oppression facilitation* – being more clear with agenda items, being more clear with the goal when it is being written down.
- We should use SLACK, an instant messenger.
- Staff evaluation course from Daniel Miller. It gives members power over the process. He concluded we should give Natalie a job description.
- Member accountability. Matt feels funny about the use money, but it can be a lot worse when with a system of little to no accountability.
- Met with other Austinites, thought that it would be a good idea to have non-student co-ops meet.

Jax:

Estaban Kelly keynote was the most instructive in addition to his anti-oppression facilitation.

Natalie:

- Met a diverse group of people from housing co-ops, worker co-ops & free farms.
 - Co-ops should be more than affordable housing, they are a way to build a future of freedom and autonomy from oppressive structures.
 - Went to diversity caucuses, had conversations about how prevalent it is marginalized groups can be harmed in their own homes, but co-ops can be a way out of that, and the current housing crisis.
 - However, there are different ways that co-ops have suppress members in their homes.
 - It's important to make sure that everyone's voice gets heard.
 - Went to a co-op archiving session. Natalie wants to do a record of how La Reunion came into existence.
 - It's important to record how conflict purpurates and gets resolved.
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Laird Schaub is coming! Teaching a courses on how to Co-Op

Nasco reimbursements were taken care of

Strategic Plan

Natalie needs reach out to Hana.

New membership orientation is a part of the strategic plan.

Mary wants us to edit the strategic plan, and she should offer specific suggestions. Barak motions we should wait to talk to Mary before moving forward

It is a living document

New member orientation

Riley could collaborate with Natalie.

Matt created a packet.

Meeting with ROC USA, Mary at CHASE

Mary invited the board to a last-minute meeting at Chase bank.

met with Barak, Matt, 2 bankers who run the community grant and loan projects, and community board reps.

- The meeting was so that interested parties could meet them and prove that CHEA is real. ED of Guadalupe Land Development Cooperation, the ED of Housing Works, the head of the Austin design and development center (they do pro-bono development work), Caroline was giving a big loan to ROC, Yvette was with an organization with another loan relating with capacity building.
- Money has already been given to ROC. CHEA was presented as the partner.
- Natalie says that “they” could not give us money. There is no other option for ARNL to be a co-op than CHEA being the C-TAP.
- Housing works is doing a conference in the Spring, CHEA could possibly present
- All the representatives offered to help with the hiring process for a CHEA employee, a community organizer that is fluent in Spanish (see notes in staff report for more details)
- The goal is to have a weekly talk and address these subjects
 - strategic plan
 - board composition
 - hiring process
- CHEA is starting farther back in the process than many other organizations, but the trailer park’s organizing has already been successful which looks good.
- Mary said to word the job description.
- Basta is a tenant organizing group that we have a solid relationship with.

- A new CHEA employee can help organize the community.
 - The ROC has to maintain a good public image.
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Sasona maintenance coordinator/staff duties

- Maintenance coordinator is struggling to find a good contractor.
 - Staff could help with it. Natalie could try to secure someone who is reliable.
 - Take away is that Natalie could help with
 - Natalie could meet with a contractor.
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Future Agenda :

- ROC Report
- Debrief from Mary Conversation
- New Member orientation
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- Minutes