**Tonight’s CHEA Board Meeting took place at 6pm at Sasona on April 3rd, 2018.**

**Called to order at 6pm.**

**Agenda**

D&O Insurance Update

ARNL Update

CDC Recommendations (UT Law School)

Community Board Rep Position

Maintenance at La Reunion

**In Attendance**

Indya Flanagan, Secretary of the Board

Barak Bullock, Chair of the Board

Gatlin Johnson, Treasurer of the Board

Matt “Trip” Maker, HR of the Board

Matt Dietrichson, NASCO Board Representative

**Confirming last time’s minutes**

Barak moves to confirm the minutes from March 21st.

**D&O Insurance Update**

**Indya** has no updates from Christine, pinged her again.

**ARNL Update**

**Matt’s** friend Andy Escobar works at ARNL and has done a lot of the organizing work. The management team that’s currently running the ARNL property showed up and tried to make things better. The ARNL community still demanded to meet with upper management to make sure their needs were met. Around that time there was a group in Colorado that offered to be the CTAP. The Colorado group did not work out, they had no experience. The ARNL community achieved a meeting with the higher-up district manager at the company that manages the property. The district manager no longer works there, and the property manager is absentee. Meanwhile, **Mary from ROC USA is talking more about doing the work and is coming to Austin on the 14th of April**. We can sit down with her and have a face-to-face with Andy from BASTA. Next steps are to reach back out to the group in Minnesota that does the CTAP work. Matt will see if they will send us their job description and try to get a realistic number on what that staff person should be paid. According to Andy at BASTA, **Mary is coming down because there is potential for funding sources for said position!** Still unclear, but we should get ourselves as professional and clear as possible. ARNL representatives will definitely be at that meeting.

**Barak** skimmed the aggregated ARNL notes that were sent out a month ago. He learned that Joshua said the potential costs of the CTAP would be $32,000 in staff costs and $15,000 in overhead. Numbers not set in stone, but probably a good ballpark. Wants us to see how much we have in the CHEA account.

**Gatlin** opening Quickbooks. Knows that we have about $45,000 in the accounts max, before paying the leasing loan. After paying the loan to NASCO we have around $20,000 that we could spend without impacting our ability to pay for the lease or the loan. We would definitely need to have a source of funds for this.

**Barak** thinks that we should have some plan in mind on what to do if we don’t get additional sources of funding from Mary’s work. Joshua mentioned that the JP Morgan Chase Foundation interested in creating a self-run community. We should go into this meeting on the 14th prepared for them to say that they have no funding to give us. We need to be prepared to pony up the money ourselves.

**Gatlin** mentioned that when he reached out to BASTA Sarah Watkins got back to him, she may be a good point of contact for grants.

**Barak** learned from the ARNL notes that all that was really left was to find the funding. It seems like all of the work is done, we just need funding. We are far along the path. Doesn’t want us to go into the meeting on the 14th and replicate what’s already been done. We have to know what objective we’re trying to accomplish in the meeting. We have to have some concrete knowledge of a source of funding.

**Gatlin** thinks that we need to document the whole meeting to make it easy for us to look up the information.

**Barak** thinks that we need to create a short list of where our potential sources of funding are and how soon we can pursue them. The 14th is only 11 days away. We have to be ready whether it’s out of CHEA’s own pocket or whether we get funding from some other source. We can get on the phone with Daniel from NASCO and ask for a lot of money.

**Gatlin** disagrees, thinks that a lot of good can come out of the meeting even if we aren’t flush with cash. Thinks that we should survey which grants are available. BASTA is also interested in securing funding, and so is ROC USA. Gatlin is happy to take that up, talk to Sarah and go the UT Library and ask around. We should be ready to write those grants and start the process.

**Barak** agrees, thinks that we would potentially get lucky if we show up at the meeting and they offer us money that we could combine with CHEA’s discretionary funds. Would be better than writing grants which is a slow process. Time is of the essence with this project, people are hungry to see it happen. We should be more prepared than the CHEA reps who went to the previous meeting in September 2017.

**Indya** thinks that it’s not terrible if we go into the meeting and don’t have any funding because both BASTA and ROC USA want this to happen. The project has been in stasis for a year, doesn’t see it as super urgent that we wrap it up this month.

**Trip** thinks we could get assistance from grant writing etc. from the non-profit space if that’s what we need to do.

**Barak** thinks we should be alert as to what could potentially happen and be prepared to act on it. This meeting is the most important thing that’s happened in a long time, we’re ready to do what it takes to make it happen.

**Trip** thinks that our goals for the meeting should be simple. Show up, demonstrate engagement and competence. That’s the main thing. Should be a goal of the meeting to come out with action items. We might ask them what we should do next, and what is next for them. As a general principle we should learn at least one new thing from each of these people we haven’t met before. Perhaps they have resources to point us to.

**Barak** agrees that the potential is there to do the heavy-lifting for us. We need to demonstrate commitment and seriousness.

**Gatlin** thinks that it’s likely no one has that much money.

**Barak** thinks that the main figure we need to find out is: how much money does CHEA need to pay to afford a staff member and ROC USA’s training. Whether or not they can help us with the funding, that is our action item.

**Trip** thinks that a business plan would make sense for this. It may be an interesting exercise to do.

**Barak** agrees, would be useful for after the meeting. Mary will have all of the details on what needs to happen. She is the most important person because she has the details that CHEA needs to step into this role. Suggests that we get in contact with each other with a more real-time technology than email.

Indya thinks we don’t need another meeting since all we need to discuss is sources of funding.

**Barak** thinks that if CHEA is successful in executing this CTAP conversion it’s something that we can do forever with other communities in TX!

**Indya** agrees, thinks that would put the Expansion in CHEA.

**Gatlin** thinks we should focus on getting specifics from Matt.

**Indya** will communicate with Matt.

The Board will communicate regarding ARNL on google hangouts.

**CDC Recommendations (UT Law School)**

**Trip** did not work on the CDC Recommendations. Someone else needs to take it on.

**Indya** suggests waiting until after ARNL gets finished.

**Community Board Rep Position**

No positive updates. No one we know is interested in the position.

**Barak** suggested an ICC member who may be interested in being on the board. Barak thinks that someone involved in co ops should be on the board.

**Ruth** thinks the opposite, if we’re interested in what the broader community thinks then we should go beyond other co-oppers. Ruth’s understanding of the community is to engage in the broader community.

**Indya** suggested reaching out to colleges.

**Barak** still thinks finding someone who lives in a co op would be simpler.

**Maintenance at La Reunion**

**Barak** had a conversation with Richard today about what we potentially ought to talk about. Mostly positive news, there are things at La Reunion that are being pursued and fixed. For example, there is a member at La Reunion who may run for the position in May. We also have new members joining the co op very soon. A new member may be up to the task if persuaded. Still not good that Richard has so many officer positions.

**The Roof**: David our old maintenance coordinator is still working on fixing the roof. The roofing people said there are no issues, delegating any work that comes up to Daniel Miller.

**The Stairs:** The stairs at La Reunion will be taken care of by a contractor named Kyle. There is only one step on the staircase that is really fragile. About 7 stairs ultimately need to be replaced but it’s not an emergency.

**The Drain:** The main drain in La Reunion could become an expensive headache down the road. The main drain is reaching the end of its lifespan, it was the original drain from when La Reunion was constructed. We will open CHEA’s quickbooks account to see how much money La Reunion could spend on a major contractor job like this.

How much money does La Reunion have to spend when it comes to a major contracting job?

**Trip** brought up that in TX you have to be licensed to do certain things.

**Barak** suggested that he look through the contractor list to check their credentials if that’s a concern.

**Gatlin** said that La Reunion has $70,000 in the savings account and $40,000.

**Indya** thinks that those numbers are huge, Sasona does not have near that in surplus. Thinks that La Reunion may not be utilizing the funds that they have available to them.

**Barak** agrees and thinks these funds should be used to replace the big drain first, and then other maintenance things as well. Thinks that building up the savings account is in case something goes wrong - it seems like the maintenance problems at La Reunion are severe enough to warrant using these surplus funds.

***New Business***

**Ruth**: During the time that she was on the NASCO Properties Board there were properties that had staff and were charged less by NASCO. Believes it is likely that we were charged less because we had a staff member. If we don’t have a staff member, NASCO Properties will charge us that money again.

**Next Time’s Agenda:**

D&O Insurance Update

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Staff Update

**The next meeting of the CHEA Board will take place on Tuesday April 17th at La Reunion at 6pm.**

**The CHEA Board will also meet on Saturday April 14th to speak with Mary O’Hara from ROC USA.**