Tonight’s meeting of the CHEA Board took place at 6pm at La Reunion on May 17th, 2018.

**This is the agenda:**

CHEA's Budget for fiscal year 2018-2019

D&O Insurance Update

ARNL Update

CDC Recommendations (UT Law School) - on hold

Community Board Rep Position

Maintenance at La Reunion

Staff Update

**In Attendance:**

Indya Flanagan - Secretary of the Board

Barak Bullock - Chair of the Board

Matt Dietrichson - NASCO Board Rep

Gatlin Johnson - Treasurer of the Board

Natalie Morgan - Board Member at Large (Sasona)

**Barak moves to approve the minutes from May 1st, 2018. Natalie seconds.**

**CHEA's Budget for fiscal year 2018-2019**

**Gatlin:** The vast majority of the expenses at the CHEA level are dictated by the NASCO lease. CHEA doesn’t really have a ton of expenses outside of the NASCO money.

**Indya**: we should pass the budget by the next meeting so that the houses have a month to do their respective budgets.

**Gatlin:** Ok.

**Barak**: We should have Gatlin work on the budget, and the rest of the Board can meet virtually for a very brief meeting to discuss and review.

**D&O Insurance Update**

**Indya**: We got it! For 2 years. Finally.

**ARNL Update**

**Matt:** Thinks that completing the ARNL project right now would be a foolish move, there’s a lot that has to happen at La Reunion that the Board should focus on.

**Barak:** Now is not the time for casting doubts on the ARNL project since we’ve gotten this far.

**Gatlin:** Thinks that the problems at La Reunion can be fixed with a bunch of cash and some contractors. La Rey does have the cash. Since the CTAP project would be in conjunction with NASCO it could be held as a separate thing than the work that CHEA does with La Reunion and Sasona. Thinks that the ARNL project could become self-sustaining rather quickly. It would require us to convert full-time newer projects.

**Barak**: At the working meeting last Tuesday we broke down the steps to finishing the proposal. We’re trying to delegate the different categories to different people on the Board. Barak working on Memorandum Of Understanding with NASCO, will start drafting business plan and strategic plan. Matt has been doing research and outreach on operation of CTAP offices and figuring out exactly how they do what they do. Indya working on employee stuff. Natalie San Luis working on drafting the application.

**Natalie**: Has claimed CHEA on LinkedIn so that we can use that branded name for employee outreach.

**Barak**: The MOU will outline exactly what NASCO’s role is during this partnership. Has asked Daniel Miller to write an MOU and then Barak will sign it and we’ll have the memorandum done. Beyond that the big hurdles are the business plan, soliciting candidates for the job, and getting the funding necessary to make this happen. The funding aspect we’re not so worried about because ROC USA has solicited a big sum of money from the JP Morgan Chase Foundation. As far as Barak knows there are no other candidates or recipients of this money besides us.

**Matt**: Yes but we have to have a serious business plan. That business plan truly entails changing all of CHEA to become a real estate company, which is a huge deal.

**Barak**: Agrees that the business plan has to be one of the most robust parts of the application. However, we do have the benefit of being the only organization that’s trying to do this. If the business plan is deficient in some way they will likely give it back to us for revision.

**Matt**: JP Morgan Chase is just providing a grant, they don’t want anything in return. All of the information Matt has been gathering from other CTAPs that makes it seem much harder than we think. Matt is afraid, especially after talking to people at La Reunion, that there are needs that have to be met at La Reunion and Sasona before we look to expand. Thinks that we should try to do the proposal by the end of the month but we should be realistic. Personally, thinks the project is so cool and awesome, but now thinks that we would be biting off too much of a project for us to handle. Thinks that the excitement of the project has been clouding judgment. There’s so much work to be done at the properties that we own that the ARNL project could be a bad move.

**Gatlin**: Agrees, it’s possible that it could be a terrible idea. The things we need to do for Sasona and La Reunion would be separate from the CTAP work. We would be hiring a manager to handle the CTAP project. It’s not purely additive, it’s a separate thing that would ideally pay for itself. ROC USA would not do this project if they are not sure that we can do it based on the controls that they have in place. The project would either happen and be fine or not happen because they could foresee us not doing well. Thinks that ROC USA won’t let us mess this up too much. To some extent the staff person in charge would be getting leadership from ROC USA as well. Thinks that we could be helping the people at ARNL significantly and we do have the privilege to pull this project off. The mobile community would be doing the work, the CTAP would be there to make sure paperwork and communication happens.

**Natalie**: They said that for our first CTAP ROC USA will walk us through it since it will be real-estate heavy.

**Gatlin**: There’s a wealth of knowledge about how to go about this and everyone wants to help us make this happen.

**Matt**: The role of the CTAP is a lot more than just being the vessel. The hardest part of the job for the person who worked at the CTAP in Boston was the interpersonal stuff, dealing with the chaos of humanity that happens within a community trying to self-govern themselves, especially when those communities are starting out. That’s where the CTAP person has a vital function.

**Barak**: Clarifies that that job would go to the person hired to work at the CTAP.

**Matt**: Wants us to do the best we can on the first draft of the business plan, and Matt can find some people to help us or pay some people to help us review it and edit it. Thinks that he can work with Natalie on the job description part. This project does work if we find the magical staff people, but that person has to be very special.

**Barak**: Finding that special person might be the hardest part of the Board’s job. At this stage of decision making we do have to take into account the risks involved. Barak thinks the risks are not nearly as severe as the potential gains.

**Indya**: the most catastrophic thing would be us only doing one CTAP.

**Matt**: Agrees that we should push the application through. They might think we don’t really know what we’re doing but if we bring on consultants then maybe.

**Barak**: thinks that failure to launch would be the worst thing to possibly happen. But that doesn’t seem that bad, if we can get through the initial pain period and bring on just ARNL then we would consider the entire process worth it. That community has been on the fence for years. ARNL is the community that birthed this whole project into existence. We figured out what a point a to point b plan would be to give them ownership of their space. That involves us becoming the kind of organization that does those conversions on a regular basis.

**Natalie**: Could we reach out to Greg Casar?

**Matt**: Yes we already have. One of his staffers was Matt’s teacher and they are very much onboard. They want us to work on it and send it to us. We need a deadline.

Natalie: thinks that we have only a week for a first draft, and a few days after that for editing.

**Barak**: so, if we want to break down exactly how that work should be delegated we should bring up Natalie’s document.

**Matt**: The business plan is what we need to be worried about. How much work have you done on it?

**Barak**: Nothing yet.

The Board decides to work on it more next week.

**Matt**: We have the opportunity to run our draft through the resources that we have, we should have a rough draft due by the end of Wednesday. Another point to make is that the way this process works is that we finish the proposal, submit the proposal, if it’s good enough and they say they can work with us that’s when there needs to be a member-wide conversation with all of CHEA. There’s no way in good conscience that this Board could do that without the informed consent of all of CHEA. If we get that far it’s pretty much a go and people wouldn’t have a reason to go against it.

**Barak**: Thinks that there wouldn’t be a need for a vote, this is part of the project we’ve been doing for a year and sending out semi monthly reports. It’s crunch time for the board. Natalie Morgan is joining at a very momentous time! Between now and June first it’s like cramming for finals. Thinks that Matt’s concerns are well founded but it’s our responsibility to make it happen.

**Matt**: Worried about the idea that ideologies can cloud our judgment. We don’t have to do this, it’s not our duty to do this. We do have a great opportunity and thinks that we can do it.

**Barak**: Who are the organizations that we want to send our drafts to before we send it to ROC USA?

**Matt**: We’re talking about specific individuals within ROC USA., like a staffer from Greg Casar’s office. The deadline is the end of Wednesday May 23rd for second opinions, and May 31st for submission to ROC USA.

**Barak**: If we do our best it probably will be accepted or returned with some suggestions for improvement. We will hear back from NASCO on the MOU whenever Daniel gets back to us.

Natalie: A lot rides on NASCO working with us since they are a big organization.

Barak: If Daniel comes back with an MOU without major participation from NASCO we will need to address.

**Matt**: Daniel’s role on NASCO Properties is more focused on ownership. This project could fall under Development which is another person, Corrigan. The whole structure is shifting, that’s why we get some odd feedback sometimes. Thinks an MOU would need to go through other leaders at NASCO, they have a horizontal leadership structure. Would need to get buy-in from other parts.

**Natalie**: thinks ROC USA is looking for a firm commitment from NASCO that details ways of participation in this project.

The big components of the application are:

1. Strategic Plan
2. Business Plan
3. Job Description
4. MOU

**CDC Recommendations (UT Law School) - on hold**

**Community Board Rep Position - tabled**

**Maintenance at La Reunion - tabled**

**Staff Update -** working on ARNL stuff

The CHEA Board will meet on **Monday May 21st at 5pm** at La Reunion to work specifically on the ARNL project.

The CHEA Board will meet on **Wednesday May 23rd at 4pm** at Sasona to work specifically on the ARNL project.

Meeting adjourned at 7:20pm.

**The CHEA Board meeting will meet by the end of May to approve CHEA’s budget so the houses can pass their budgets by July 1st.**