CHEA Board Meeting December 20th, 2017 at La Reunion at 6pm.

Next Time’s Agenda:

Counting Ballots for NP Board Reps

D&O Insurance

Discussing CDC Recommendations

ARNL Update

Reimburse Sam Bean for Fraction of Facilitator Training

Do we want to spend money on scholarships, and if so how much?

**In Attendance:**

**Barak Bullock - Chair**

**Matt “Trip” Maker - HR**

**Indya Flanagan - Secretary**

**Sam Bean - Sasona Resident**

**Matt Dietrichson - Sasona Steward**

**Russ Rodnick - La Reunion Steward**

Indya moves to uphold the meeting minutes from December 13th, 2017. Trip seconds.

Counting Ballots for NP Board Reps

Sam Bean: 4

**Matt Dietrichson: 10**

David Matuschak: 1

Russ Rodnick: 7

Sylvia Carroll: 0

No Confidence: 1

D&O Insurance

**Barak**: recap of how to acquire insurance.

1. Before we consider acquiring D&O insurance we have to make sure that all relevant board members have filled out appropriate business account forms. Currently Barak hasn’t signed any which is bad because he’s the board chair. We haven’t tracked down the first business form that is meant to be posted on the website.
2. When it comes to acquiring D&O insurance we have Christine Walker with HUB International Insurance, but they are just one option for acquiring D&O insurance that we were referred to by NASCO. We have the option to search around for another specialist, we don’t have to use that one. We have to either make sure the plan offered by Christine Walker is right for us, or pursue other options.

**Some things to consider:**

Not everything covered in D&O insurance is relevant for CHEA (i.e. employee lawsuits)

*Does policy directors and officers or the entire organization?* Does it cover innocent directors if one director is found guilty of wrongdoing? Will policy cover criminal lawsuit up to adjudication? What limits to the policy do we need?

**Matt**: has other contacts, but we should also talk to Christine

**Trip**: make sure D&O insurance covers being accused of something before there is a court case before a legal process begins. Has a name of another insurance person we can talk to

**Barak**: it might be the case that CHEA requires only the basics, maybe Christine can tell us.

The application is difficult and would be a group effort to fill out. We should devote an entire board meeting to it with a quorum of board members present.

**Matt**: would be a good thing to ask our CDC Law School friends to help us with.

Discussing CDC Recommendations

**Trip**: no updates, hasn’t worked on it this week. Apologizes for delay

**Barak**: seems like something we could accomplish relatively soon, expects we could finish it soon. Hopes that by the next meeting we have a substantial update at least.

ARNL Update

**Indya:** organized meeting minutes regarding ARNL and sent to board and Matt

**Matt**: reached out to Mary O’Hara who has been doing co op work for a long time and has a leadership role in the ROC USA organization, a major player in getting CTAPs started. Got her # from Daniel Miller and left a voicemail but hasn’t heard back. Did more research, there’s a lot of CTAP’s around the country, called a person named Victoria from North County Cooperative Foundation who was amazing!

**Big question**: what is the technical assistance that’s being provided?

Part of it is organizing which is already done in ARNL’s case. The other main thing is financial compliance. Staff person a loan servicer who sends monthly, quarterly, and annually financial reports to ROC USA explaining in numbers how performing on the loan. Go to all Board meetings of the cooperative and work with the board to develop budgets and improvement plans. Since the place is in disrepair there would be capital improvements that need to happen. Lead 2 annual board trainings for the board of the cooperative. Bi annual meetings of other CTAP folks, a lot of support from ROC USA. According to Victoria ROC USA does work with very poor people and people of color. Some CTAP employees handle multiple properties.

**Funding**:

1. Development fee that you charge property
2. Ongoing mortgage fees that ROC USA pays monthly
3. Grants

The first two provide less than half of the money required, thus they use grants.

We are much smaller and much less professional than other CTAPs.

**Questions for Mary:**

* What’s the possibility of doing this as a one-off thing? We can raise money to pay someone full or part time, but probably just for this one project. There is precedent for doing just one project but it’s not common.

**BASTA**: had a big event in training for tenant organizers in November. A group in Colorado expressed interest in partnering or somehow helping a CTAP in Texas. Andy from BASTA will put us in contact with him.

**Next Steps:**

Get a hold of Mary, the Colorado CTAP, and the one-project CTAP.

Talk to friends at social work school who expressed interest in grant work.

USDA Rural Cooperative Development Grant (recommended by Victoria, covers bulk of their budget)

**Note**: make sure we hire someone worth their potatoes so we don’t get swindled by shady contractors

**Barak:** Is CHEA poised to handle being a CTAP? We should become an organization that can help, one of two ways: hire an employee to do the work under CHEA’s name, or contract with an experienced CTAP person who operates under CHEA’s banner.

**Matt**: If not all of their work goes to CTAP business, possible that replacement of Natalie could be dual role of CHEA admin and CTAP person. We need to have the money first. Depending on if a partnership is brokered we may not need to raise as much money. Greg Casar’s office can throw down some money, NASCO can too and so could the city of Austin. With a small grant on top of that we could make it happen.

**Barak**: thinks the most beneficial thing for CHEA would be to have us able to claim this, whether it’s us personally doing it or brokering an agreement. **We need to take credit for this happening.**

For next time, let’s come up with a list of every possible source of funding.

A more general goal of CHEA could be the ability to offer CTAP services whereby we could routinely carry out our mission statement across Texas.

Reimburse Sam Bean for Fraction of Facilitator Training

**Sam**: primary concern has been interpersonal relationships in the community. Has been enrolled in facilitator training for several years. Not been spearheading any specific project. Able to make contact statements at the weekly meetings whereas could not before. Consensus facilitation is a component of culture change. Requesting partial reimbursement because training relevant to interpersonal relationships at Sasona. Requesting $1500 to begin with, cost of 4 sessions. Is the board willing to reimburse?

**Trip**: thinks it’s an excellent idea that we have scholarships or partial scholarships to encourage members to go out and receive training that makes houses run better. Continuing education of members is a great thing and something that we could budget for. To give Sam the money that he’s talking about at scale would require us to raise rents and budget for education as one of our line items. Doesn’t think we have somewhere to draw money from ad-hoc. Would like it to be more formalized and part of the CHEA budget. On an ad-hoc basis would be acceptable to say this is great and it’s a good idea, but would be on the order of $100 or less.

**Sam**: happy to be flexible about the amount.

**Matt**: looking at brochure it looks like a fantastic training, happy to know more about it. Agrees generally with what Trip was saying about setting aside education funds for members to apply to do things like this. At another co op Matt felt like he had to come back and show what they learned if sent off on the co op’s dime.

**Sam**: would be happy to extend discussion into the new year, a future agenda item could be have Sam provide an overview of consensus facilitation and why it matters, how it positively influences members of cooperative communities, discuss reimbursement after that. Something he heard about through NASCO Institute, more in depth.

**Indya**: calls for membership consensus from La Reunion and Sasona, affordability an important issue and $1500 is 2-3 months rent for a member. Would want community support behind this, most people don’t read board meeting minutes. More CHEA costs mean raising rent.

**Barak**: without framework of scholarships and membership consensus, we could not grant money in a way that protects assets and guarantees investment worth it. Would open up a precedent for members asking for a part of CHEA’s budget ad-hoc. Can’t unilaterally make this decision without community buy-in from both houses. ***Moving forward:*** *collaborate with board to establish scholarship framework.*

**Sam**: makes sense that there’s not currently a framework. Some other participants in the course have requested reimbursement, sees that CHEA is not in a position to grant request without framework. NASCO may have a program but CHEA does not.

**Barak**: we can continue to think about this topic and start to develop a framework for scholarships. Feel free to generate as much research on this subject as you like.

**Sam**: happy to leave it at that for now, sounds like the board has at least some long term interest in discussions around allocating scholarship funds.

Do we want to spend money on scholarships, and if so how much?

Very close to the discussion we just had.

**Trip**: would be in our interest to have a framework for scholarships even if we don’t grant them.

**Barak**: danger of status quo is that we don’t have way to prevent members from soliciting part of CHEA’s budget in a board meeting. It’s the Board’s responsibility to have an outlet for those requests.

New Business:

**Indya**: mail for CHEA - what to do?

**Barak**: give to Russ or take back to Sasona.

**Trip**: maybe we need a safe. Look into security.

Agenda for Next Time:

D&O Insurance

ARNL Update

Scholarship Framework

CDC ByLaw Amendments

**The next meeting of the CHEA Board will take place at Sasona on Tuesday January 2nd, 2018 at 6pm.**

Meeting adjourned at 7:30pm.