Agenda for October 10th, 2017:

The Board determined the following discussion items for the Voting Meeting, which was agreed to take place on Tuesday, October 10th, 2017 at 7pm at Sasona.

Meeting started officially at 7:10pm.

Check-In

UT Law Community Development Clinic

Approve Meeting Minutes from Last Time

Staff Report

Chris Baker’s Appeal of Membership Review

Executive Session

Harassment and Grievance Policy Recap

NASCO Institute Planning

Mission Statement

***In Attendance:***

*Indya Flanagan - Secretary*

*Joshua Sabik - Chair*

*Gatlin Johnson - Treasurer*

*Matt “Trip” Maker - HR*

*Natalie San Luis - Staff*

*Matt Dietrichson - Sasona Steward*

*Sam Bean - Sasona Resident*

*UT Law Students and Supervisor (Stephanie, Lewis, Francis)*

#### UT Law Community Development Clinic

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Law students from community development entrepreneur clinic. Generally, works with nonprofits and small businesses, have helped CHEA in the past. Work primarily on governance documents (not ARNL right now). Would be good time to finish out governance policies as foundation to move on to additional projects. At the end of the semester students send policy analysis with recommendations and priorities. Want to makes sure governance airtight to move into development process. Clinic has worked with ROC USA in the past - helped residents in Pasadena purchase motor home park. They helped the resident community in that instance, not the CTAP. **Reminder:** CHEA qualifies for Texas CBAR services - referrals to pro bono attorneys. Good to catch blindspots. **Next Step:** Board to look at recommendations and decide which to take action on. Potential for training Board members on best practices.

**Regarding ARNL -** Key factor to success in resident-owned community is price of property followed by level of organization. ROC USA has been looking for a CTAP in Texas since 2009 and has not yet found one. This gives us leverage on committing to just one project (ARNL). Suggest to try to negotiate with ROC USA to start only with one.

#### Approve meeting minutes from last time

Moved by Gatlin to approve minutes from September 26th, seconded by Josh.

**Motion passes unanimously (4 of 4).**

#### Staff Report

I wanted to let you all know in advance of the meeting that I recently got a full-time job. I start on October 23rd. My preference was to pick up another part-time job to supplement my CHEA income, but ultimately it was in my best interest to choose a position with health insurance benefits.

I'm happy to stay on board at CHEA for as long as y'all will have me, either to assist with hiring and on-boarding of a new operations manager, or to continue with administrative/grants work on a contract basis once my new job starts. We can discuss further at the meeting.

Here's the rest of my staff report. If it looks a little light, it's because I only worked ~20 hours in the past two weeks instead of my normal 30.

* ROC USA
  + I have been working on the Meadows grant project description, which you can [view here](https://docs.google.com/a/sasona.org/document/d/1rBxwbGb_q_4a_xvmfWAbvxv28MJfkGc1Mf42Rt1pN5w/edit?usp=sharing). Please edit, revise, and suggest changes as you see fit! I will be working on the Targets & Outcomes section in the coming weeks.
  + Currently trying to schedule a CTAP check-in with Andy from BASTA, Mary from ROC USA, and Daniel Miller.
* Bookkeeping
  + I took the Quickbooks webinar with Daniel. It was really helpful and I recommend it for any folks in the houses who want to become more fluent in QB.
  + Still working through the accounting basics book.
* Expansion
  + I spoke to Kim Ehardt, a woman who is looking to start a co-op in Austin. She has been checking out properties in the area and wanted to know what kind of resources CHEA could provide. I invited her to come to our next board meeting, so we should put her on the agenda.
* Etc.
  + The law students from the UT Law CDC clinic will be visiting during this board meeting to introduce themselves. They may have more paperwork for a board member to sign.
  + I’m not sure if anyone scheduled the staff evaluation webinar with Daniel Miller, but we should probably put that on the calendar.
  + I spoke with Daniel about his visit to Sasona and have some concerns about his treatment by a member.

**Trip**: Sasona member has question on how any future fair housing complaints should proceed.

**Joshua**: How we handled in past was a Board member gathered relevant facts for CHEA’s legal team, bundled into concise narrative. We had a very competent legal team throughout process. Several members named in original complaint by complainant, CHEA did not give out names.

#### Chris Baker’s Appeal of Membership Review

Moved to executive session.

Motion to enter executive session at 8:19 pm - tally 4 in favour, 0 opposed, 0 abstaining. Passes unanimously.

*Josh moves to grant Chris Baker’s appeal of membership termination; to restore Chris Baker to membership in good standing with CHEA and its houses, and to allow him to sign an associate contract if he so chooses. Further, if he chooses to continue moving out, to waive his contract break fee.*

*Indya seconds.*

In Favor: 3

Opposed: 1

Abstaining: 0

Motion carries.

#### Executive Session

Executive session.

#### Harassment and Grievance Policy Recap

#### NASCO Institute Planning

#### Mission Statement

The Board determined the following discussion items for the Voting Meeting, which was agreed to take place on Tuesday, October 24th, 2017 at 7pm at La Reunion.

Next Time:

Check-In

Approve Minutes from Last Time

Staff Evaluation

Kim Ehardt to visit to discuss new co op project

Review housing policy suggestions from UT CDC

Harassment and Grievance Policy Recap

NASCO Institute Planning

Mission Statement

Executive Session

Added by Gatlin Johnson for this meeting (if this is not the appropriate place, please place these items where is appropriate):

1) Revise standing rule 6 to explicitly state the Board's obligation to  
notify its' houses of the time, location, and agenda of any Board  
meeting, including any modifications, in order to more accurately  
reflect the intended function of standing rule 6.  
  
2) Adopt the following as a standing rule: The Board shall, when voting  
to enter executive session, explicitly list in the minutes made  
available to members of CHEA, all reasons necessitating the use of  
executive session.  
  
3) Adopt the following as a standing rule: In the case where the Board  
votes to overturn an act of House process on the basis that such act(s)  
were erroneous uses of process or were otherwise deemed as unacceptable  
acts by the Board, the Board shall inform the offending House of what  
actions were deemed erroneous and/or unacceptable and what acceptable  
actions should be taken by the House in future relevant cases. Such  
information must be provided to the offending House by the time the  
following Board meeting's minutes are made available to the Houses.  
  
4) Rescind the protections of executive session on all items pertaining  
to Agenda Item 5 "Chris Baker’s Appeal of Membership Review" from the  
October 10th, 2017 meeting of the Board.  
  
5) Formally recognize the decisions made at the October 10th, 2017  
meeting of the Board pertaining to Agenda Item 5 "Chris Baker’s Appeal  
of Membership Review" as nullified due to the Board failing to give  
adequate notice to the Houses of changes to the meeting agenda in  
accordance with Board standing rule 6 and extensive history of convention.  
  
6) Appeal of the Membership Review of Chris Baker.