**Minutes of 05.08.14 Meeting of the CHEA Board of Directors**

Held at La Reunion Coop, 7910 Gault St., Austin, TX

Donny Goff called the meeting to order at 8:45 p.m. Board members present: Donny Goff, Board Chair, Gatlin Johnson, 4th Member (appearing briefly), Abby Tatkow, Community Representative, Clayton Matthews, Treasurer, and Hannah Wright, Secretary. Also present, Ryan Nill, Hannah Frankel, and two other members of La Reunion. Trip Maker, member of Sasona. Special Guest, Brian Donovan, of Austin Cooperative Business Association.

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| **Agenda** | **Action** | **Comment** |
| Approval of last meeting’s minutes. | Donny moves to approve minutes, Clayton seconds, minutes approved by consensus. |  |
| Treasurer update. | Discussion. | Clayton and Nicole gave accountants a big stack of paper, records from Velocity from both houses from the last fiscal year. The accountants requested the information rather last minute, but the accountants will hand off the tax info and prepared books by Monday (we hope). Taxes are due by Thursday. Worse case scenario, Nicole could do the taxes quickly, and even it there were mistakes, Nicole could amend it. We have tight deadlines right now, but we also have a plan and a backup plan, however the backup plan is dependent on more work done by the Sasona Treasurer.  Still need to get a mainteance account set up for La Reunion, with Clayton and Ryan as signers. |
| Mission Statement update. | Discussion. | Hannah sent out a compilation of the mission statement survey responses thus far, and solicited more responses from houses.  At the next meeting, Hannah will present the findings, so that the board can pull out the salient points and compose a mission statement to present to the houses. |
| Brian Donovan, of Austin Cooperative Business Association, speaking about the future of cooperative housing in Austin. | Donny motions for CHEA and La Reunion to be willing to host visitors from the city. Motion passed by consensus.  Donny motions for Hannah Frankel to serve as contact person for HACA, representing La Reunion. Motion passed by consensus. | Brian Donovan, of Austin Cooperative Business Association, talks to the CHEA Board about the Imagine Austin Plan passed by City Council, its goal to grow cooperative economy, and HACA’s plan to purchase 20,000 [apartment] units in the next 6 years.  Brian says that when the city thinks of coops, they usually think of student coops, but Brian thinks that the model of a coop such as La Reunion is intriguing to HACA.  HACA wants to develop all types of housing, and is interested in lessening overhead. A cooperative housing model could do that.  NP could be a model for HACA, because NP owns the land and leases the houses to coops. Think of how little overhead NP has: Daniel is in charge of 15 coops all over the country!  CHEA would be in a good position to run cooperative housing expansions. However, a coop house is a grassroots movement, and such a grassroots movement can come from the house level, as it did with Sasana and La Reunion.  As CHEA irons out the kinks that come from expanding to have another house, after that, the expansions would require less and less work.  Cooperative housing could help solve the affordability crisis in Austin, but providing more housing to the middle income section, of 30,000 to 60,000 in income.  The affordable housing community is looking for another model, compared to Foundation Communities wrap around services. Coops provide skill building, education, networking. HACA wants to know about services and education sponsored by CHEA.  Section 8 is designed to graduate people, but it practice, it doesn’t work that way. Coops might help people graduate to other housing, helping them manage money and grow skills.  HACA wants to visit La Reunion, and wants to hear about the services of the coop. HACA wants to have faith that they can buy a property and successfully lease it to a cooperative.  La Reunion has less overhead than the surrounding properties, is able to save money for maintenance, capital, and good, plus it looks nicer than neighboring apartments.  HACA wants to see financial details of CHEA, the year end report. Brian says we don’t have to agree to expand right now, we just need to have a plan to expand if/when the opportunity arises. |
| Maintenance Allocation System. | Tabled, until we have input from Daniel about whether or not at Maintenance Allocation System could actually work. | Action item for Clayton: send email to Daniel describing MAS and potential roadblocks. Ask for advice/how other coops swing this.  Donny did a lot of work on the MAS, but he also thought of this explosive question that might blow the whole thing apart: can CHEA actually set aside any major maintenance money? NP decides what is major and minor expenditures. So can we set it aside? It would be impractical to ask coops to spend maintenance money in $99 increments. This could simplify the MAS, making it only a 70/30 split.  We need to check with Daniel to check our understanding.  The structure of the CHEA Treasurer’s role is set up to keep track of maintenance expenses of houses. |

**New Business**

1. Maintenance Allocation System: Can it work? To be informed by input from Daniel of NP.

2. Mission Statement: to be informed by responses from coop’ers, distilled, rearranged, and taken before both houses for a vote.

3. Treasurer Update: Filing the taxes: the saga continues.

4. Change of meeting time: to be shifted to Tuesday.

Next meeting will be **Tuesday, May 13, 2014, at 8:30 p.m., at Sasona Coop**

Meeting adjourned at 10:12 p.m.

Hannah Wright, Secretary