**Minutes of CHEA Board of Directors Meeting**

Tuesday, December 16, 2014

2604 Paramount Ave., Austin, TX 78704

Meeting called to order at 8:48 p.m.

Board members present: Donny Goff, Board Chair, Corey Williams, Board Member of La Reunion, Abigail Tatkow, Community Representative, Clayton Matthews, Treasurer, and Hannah Wright, Secretary.

Also present: Andy, Member of La Reunion, new Maintenance Coordinator as of January 1, and Don Jon of Marjorie Daw, and, briefly, Phil Wilson, Member of Sasona, and Sam Bean, Member of Sasona.

|  |  |  |
| --- | --- | --- |
| **Agenda** | **Action** | **Comment** |
| Review of previous meeting’s minutes. | Donny moves to approve; Abigail seconds. Minutes approved by consensus. |  |
| Coop tour update. | Discussion. | Abigail got contact information for a lead organizer of EAST, sent him an email, maybe he could come to a meeting, to talk about envisioning and planning a co-op tour.  Donny proposes having board meeting at other co-ops, to make connections prior to a co-op tour. Maybe the January 6th meeting could be at Marjorie Daw? Or Rosewood? *Or*, we could come to one of their meetings. Either way, it would be a good idea to visit other co-ops, to lay the groundwork for the co-op tour. |
| Treasurer update. | Discussion. | Clayton paid the lease payment. Woo!  Natalie, new Sasona treasurer, is getting the position figured out.  Bank account at CHEA level is about $600, which is almost close enough to pay lawyers to look about the contracts.  Also, Nicole already filed a tax extension, so now, it is time to get that tax train rolling--perhaps we could get something worked out with Nicole, paid at a reasonable rate, to file a tax return? Clayton will ask her if that seems like a good idea. Keepin’ it legal! |
| Word on Marjorie Daw’s application? | Discussion. | Don Jon might be coming to this board meeting… Stay tuned.  Here he is! So, NASCO has pretty much decided on supporting a co-op in another city. However, Daniel Miller was very encouraging, said to look into NP financing. Said NP would definitely want to work with Marjorie Daw next year. Overall, a very hopeful letter.  Marjorie Daw is in an interesting place, moved from West Campus to Concordia, was very exhausting, and the NP application was due at the same time. They put forth a great proposal, but it just did not pan out.  Marjorie Daw has a tremendous house, a great opportunity for cooperation. Will get it purchased by end of lease period. Interested in knowing how CHEA and Marjorie Daw could work together.  Maybe CHEA could visit Marjorie Daw after the new year. Could invite all CHEA co-opers of Sasona and La Re. A dinner thing in January!  Don Jon feels that the house is gelling, is moving a positive direction, 14 strong right now, plus guests. House is very old and rambling. If the house were bought, it could be expanded to 20 rooms. House is 3 floors, was originally 3 apartments.  Donny says that CHEA is better together, supporting each other and growing, interchange of people between houses, ideas. Cooperation among cooperatives.  Currently, Marjorie Daw has a sister co-op, in the startup phase, Star Star Junk Haul, a junk-hauling business. They are rapidly trying to build the junk-hauling business. Zero-waste recycling, integrate into city opportunities, provide jobs for people in co-ops. Building economic opportunities. Would be bringing that to the table as well.  Donny asks about legality and zoning. Don Jon says it is uncertain, could give an overview.  Moved into house on Concordia, had to have proposal to NASCO, sent that in, had little follow up, have gotten a real estate agent. Property owner said that he wanted to lease the house 11 months ago, assures them that he wants to sale. He said he would give them a 3 year lease, with an option to buy, but then, they only got an 11 month lease. Which sucks. And the owner called recently, to check in. Don Jon called the agent, the agent contacted the owner, and he said he is considering selling it. The house has been mortgaged twice.  Don Jon does not know if the city will hassle them about zoning them, if they buy it. It is currently zoned as three addresses, as three apartments.  Abigail has a co-worker who is on the compliance committee, who could go to give a trial inspection.  That is their next step, to figure out what is legal, what they need to do in zoning.  There is a zoning office not far from Sasona, where one can look up official maps. Donny could get that info to Don Jon. So, that is Step One.  CHEA does not have a real estate advisor. La Re’s realtor, Matt Robb, found them their property.  Marjorie Daw got kicked out of their other house, because of zoning issues.  How does NP do financing? How can Marjorie Daw move forward, to find a mortgage on their house.  NP did financing, owns leases, on both houses.  Don Jon is interested in hearing what NP can offer. Will ask Marjorie Daw co-opers who is serious about financing, buying a co-op, would be an unconventional mortgage. Could do their own co-op to do financing to NP, or through CHEA. Whatever is most efficient.  NP could then help Marjorie Daw finance their house. NP has a lot of collateral, owns a lot of properties.  Could talk to Daniel, about how this buying of a house could work through CHEA.  Don Jon will call up Daniel, will mention that he met with CHEA, will find out the zoning issues for their property.  Will find out codes, will schedule a dinner after the holidays in January, will contact Daniel Miller about NP financing. |
| Word from Avalon Co-opers, looking to start a new co-op? | Discussion. | Abigail met with those Avalon co-opers who are interested in starting a new co-op, connected them with a potential investor who might be interested in helping them start up. She also reiterated a warning about the realtor, David Buttross. Abigail asked them some questions, like, what would your process be for accepting new members? Etc. Abigail also wanted to connect them with someone with Rosewood--Jess, who started Rosewood, could be a good resource for them.  Donny reports that the Avalon co-opers have had at least one email exchange with Daniel Miller, of NP.  Also, Donny says that in terms of layout, an apartment-style co-op was easier and cheaper to find. Plus, HACA and the City of Austin already recognizes co-op apartments, so it could be good for the future of cooperative housing if there was another apartment-style co-op added to the mix. Speaking of, Hannah Frankel of La Re was going to have a meeting with a head honcho at HACA, to fold in some cooperative principles to the HACA culture. The City is just really slow.  We will wait to hear back from them--this is a busy time, finals and all. |
| MemCo summit update. | Discussion. | Board at Sasona level, in development, to solve house-level MemCo conundrums, contract breaks, etc.  Contract break fees--usually a legally binding part of a contract.  Still need contracts to be reviewed by lawyers.  Tangentially related, Evron, Sasona Maintenance Coordinator, is starting to make a worksheet of FAQs, with all the things--dates, permits, safety checks, etc--that new Maintenance Coordinator needs to know. Might be helpful for Andy of La Re to do something similar? Might be the same list of things? Andy said that they have been thinking of an apartment walk-through list, and Abigail could send them a basic one, from a landlord. |
| Visiting local commune-esque co-ops -- Abigail. | Discussion. | Abigail and Donny were at a Treehouse meeting, on intentional communities in the area. Green Briar, in Bastrop, is a farm/community/alternative kids school. Run as a commune, things belong to the group. Radiance, out toward Dripping Springs and Salt Lick. Maybe we could arrange a field trip? Donny could find contact info… Green Briar has potlucks, we could join! Could be a part of a co-op tour!  Action item for Donny: find contact info, bring back to meetings next year. |

**New Business**

Maintenance Committee

Information sharing about contractors among Maintenance Coordinators!

Maybe the Maintenance Committee Meeting will be on Tuesday, January 13?

The Committee will be Evron, Clayton, and Andy, Maintenance Coordinators of both houses, and CHEA Treasurer.

Meeting adjourned at 10:07 p.m.

Hannah Wright, Secretary

**Agenda for CHEA Board of Directors Meeting**

La Reunion Coop, 7910 Gault St, Austin, TX

Tuesday, January 6, 2015, at 8:45 p.m.

1. Treasurer Update--including tax stuff.
2. Coop Tour Update--visiting commune-esque co-ops for field trips.
3. Maintenance Committee Update.
4. Marjorie Daw--zoning, financing their house through NP, next steps.
5. Word from Avalon co-opers, looking to start a new co-op?
6. Intercooperation among CHEA coops in regards to members moving from one house to another (contract duality?) -- Alex Gray of Sasona.