**Minutes of CHEA Board of Directors Meeting**

Tuesday, December 2, 2014

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

Meeting called to order at 8:52 p.m.

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

Also present: Travis, Member at Avalon Coop (ICC House), Andrew, Member at Avalon Coop, Michael, Member at Avalon Coop, Sara, Member at Avalon Coop, Paul, Member of La Reunion.

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| **Agenda** | **Action** | **Comment** |
| Review of previous meeting’s minutes. | Donny moves to approve; Corey seconds. Minutes approved by consensus. |  |
| New coop discussion -- Sara B. | Discussion. | Members of Avalon Coop, of ICC, visit CHEA Board, to talk about how to start a new co-op, for young adults aging out of college houses (Sara, Travis, Andrew, and Michael).  They are looking for guidance on how to start a new co-op, as well as an overview of CHEA, NP, and the relationships therein.    Donny: was a Sasona for 3 years, started expansion effort. Called in the stakeholders, met every few weeks, to organize, and to make decisions about start-up (democratically-run vs. consensus-run, finances, getting officer positions set up, setting up bank accounts). Not a cut and dry way to do it. Need a group, committed, consistent, have a cut-off (for those committed, depositing, readying themselves to move in). Stakeholder group for La Re was 50-60 people, 20 of them would be at any given meeting. Get a year or two commitment from those really interested, as it is hard to start the culture of a co-op. Starting from scratch, getting the house to run itself. Officers do a LOT of work up front, since there are not systems in place yet.    Sara: feeling solid about the group of people moving in, have all been officers, have been involved with ICC in other ways. Unsure of how to buy a property, signing a lease. Don't know how to navigate securing a space, which needs a lot of renovations. Brought email exchange from David Buttross, who is the realtor they have been in contact with. David said that they could do a lot of work to renovate the space... Supposedly. This property has been on the market for 2 years. He wanted a deposit straight away, which could slow down renovations...    House is not livable right now. Roof needs to be fixed. No flooring down. Walls need repairing. Price is listed differently on different places, $600,000-$800,000. Good layout for a coop. However, a little pricey per bed. 51st and Lamar, is a really good location, near Blackstar... The location is why it is so expensive. Nine bedrooms for certain.    Donny gives a brief history lesson: David Buttross sold Sasona their house. At the last minute, he drew up a new contract for them, and he changed it so that they would have a balloon payment, moved to year 2, instead of year 10, so that he could get a foreclosed house, assuming that their finances would not be in order. Then, because of those shady dealings by Butt-Ross, Sasona was bought by NP. Now, Sasona eats a bread-man named David Buttross, to commemorate his nearly effing everyone over. So, look out for David Buttross.    Donny: Also, don't get too committed to one property, but keep the dream alive. Will get them in touch with Daniel Miller, who was there for the David Buttross incident, and who works with NP and is very knowledgeable about real estate.    CHEA does not have the money to buy a property, but, if the property was acquired, through NP, or another nonprofit, could join CHEA.    NP wants to expand this year, accepting proposals right now. La Re was one million, was bought with residents already living in it, which was a good deal for NP, per bed. Some stayed, some just stayed out their lease, some of the original residents still live there.    Apartment buildings around La Re might be for sale... Call around. Is a hot area, in the middle of Austin, right off 183.      Needs to be a big house, zoned multi-family, MF3 or MF4. Donny said they had a realtor, who was constantly sending the stakeholders properties. Donny will get them in touch with realtor.    If we hear of any leads, there are 8-10 people committed to moving into a coop, and they also have a wide network. There are not enough coops in the city to meet the demand.    La Re had 5 pioneers, plus the 35 residents, and the 5 pioneers had to give services to residents, while starting up the coop. Was a great challenge.    Could be a coop nest, here in the apartments surrounding La Re! Think of the massive block parties! |
| Coop tour update. | Tabled. |  |
| Treasurer update. | Discussion. | Clayton paid November lease payment to NASCO. Is going to Velocity soon, to get the cards/accounts sorted. Sasona’s new treasurer, Natalie, began her term. |
| Forming maintenance committee + setting the date of the first committee meeting. | Discussion. | Two maintenance coordinators, plus the CHEA Treasurer will form the Maintenance Committee.    Clayton will let Evron know there will be a meeting in January.  The maintenance coordinator at La Re is Sara, an associate. However, with elections coming up, there will be a new one in January.  Donny will remind Andy, in case he decides to run for the position.  Clayton will be working to have a number for how much is left in maintenance money. |
| Word on Marjorie Daw’s NP application? | Tabled. | No new information on this agenda item. |
| Memco summit update. | Discussion. | Still needing some edits and additions. Such as…  An overall statement of responsibilities; flow for contract break; flow for asking people, from MemCo, to house, to CHEA.    Hannah will look over document again, consult with subcommittee group, and suggest edits/additions. |
| Dolores Diaz, member of Sasona, request a contract break from CHEA board. | Discussion. Recommendation made. | Original agenda item resolved by Sasona coop--Dolores’ contract was broken.  Sasona came to a general agreement at a recent house meeting (11/23), that “ in general, contract breaks must be granted by the CHEA Board, as our wiki states. If the Board feels differently, we will need to change that policy for the future.”  Regarding the contract break, which was to let Dolores out of the rest of her lease…  Alanna, Membership Coordinator of Sasona, may have been unsure of how to break contract and start a new contract, without having overlapping contracts.  It may be that in the wiki, where it says “the CHEA board must grant contract breaks,” it is referring to when Sasona was the same thing as CHEA.  By having the current CHEA board grant contract breaks, the whole system slows down, since it takes longer to get everyone together.  One solution would be to have the Membership Coordinator grant contract breaks, except in very difficult cases, or in cases in which doing so would cost the house and/or CHEA money.  The flow could go from Membership Coordinator, to Sasona, to CHEA, as a final option, should the other levels not yield a decision.  Of course, Sasona can choose to have CHEA grant contract breaks, but it takes power away from the house and the MemCos, who, arguably, have the most knowledge about the situation at hand.  Donny says that at La Reunion, MemCos are generally empowered to make any reasonable transactions, so long as they don’t cost the house money. So, ending a contract and starting a new one is in the purview of a MemCo.  CHEA recommends that MemCos at individual houses take control of granting a contract break, unless the case is complicated and/or could cost the house money, in which case the MemCo should bring the situation to the house, for vote. If the house cannot reach a decision, or if the case grows more complicated, then the case can progress to the level of the CHEA board.  Clayton and Hannah will put on agenda for next house meeting, to get this sorted out. |

**New Business**

Next meeting on December 16. The following meeting will be the 6th or so of January, first Tuesday of New Year, followed by maintenance committee meeting.

Gatlin's term ran out, so houses will need to elect NP rep. Maybe we could do that at General Membership Meeting? Hard to coordinate two houses.

Discussion of open membership and prospective members. Any advice from La Re? First hand knowledge, done on property. Is a spectrum, not %100 open. Maybe as the coop ages, it gets harder to be open? Could describe it differently? Not 100% open? Very open? Intentional community cannot be 100% open, or else, it must be very ready to ask people to leave.

Meeting adjourned at 9:51 p.m.

Hannah Wright, Secretary

**Agenda for CHEA Board of Directors Meeting**

Tuesday, December 16, 2014, 8:45 p.m.

Sasona Coop, 2604 Paramount Ave., Austin, TX 78704

1. Coop tour update.

2. Treasurer update.

3. Word on Marjorie Daw's application?

4. Word from Avalon Co-opers, looking to start a new co-op?

5. MemCo summit update.