**Minutes for CHEA Board of Directors Meeting, 07.01.14**

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

Donny called the meeting to order at 8:52 p.m.

Board members present: Donny Goff, Board Chair, Clayton Matthews, Treasurer, Gatlin Johnson, Fourth Member, Hannah Wright, Secretary. Also present, Sasona member, Greg Greenwald.

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| **Agenda** | **Action** | **Comment** |
| Approval of last meeting’s minutes. | Donny moves to approve, Clayton seconds, no objections, approved by consensus. |  |
| Request from Greg Greenwald to break contract at Sasona. | Clayton motions that we grant the contract break for Greg Greenwald for 07.31.14, Gatlin seconds, approved by consensus.  Gatlin moves to waive Greg's contact break fee on the grounds that this is not a capricious decision on Greg's part, but a decision of necessity. Clayton seconds. Motion passes. | Donny recuses himself from this agenda item because he has strong feelings about it.  Greg says, his last two months at Sasona have been unpleasant. After appealing an automatic eviction and all of the ugliness that entailed, he realized he did not want to be there anymore. The next week indicated to Greg that what had been going on leading up to the appeal was not likely to change. Has decided he would be happier somewhere else. There was an undue amount of character assassination for the three weeks leading up to the appeal.  So. Greg is asking to get out of a contract break fee and also to break the contract.  What day is Greg leaving? 07.31.14, four months early.  Alanna, Membership Coordinator of Sasona, said that the board has the power to grant breaks, not MemCo. Members who are granted the contract break will be charged a $100 break fee. Members who move out prior to the end of their contract are liable for their room. So unless the room gets filled on August 1, Greg will have to cover the room.  However, it sounds like there are lots of prospective members on the waitlist, and Russ also may be trying to move back more permanently. There seems to be no shortage of people interested in an open room.  Gatlin knows that you cannot pay the last month's rent from the deposit. But. Can one pay the break fee from the deposit, if the deposit comes back?Deposit is $500, if it came back as $400, would that be a huge problem? Could make this decision simpler…  Greg says it is the principle of the thing, not just the money. Staying is no longer an option for him.  Greg says the reason there is not a contract for his room yet is because his contract has not officially been broken yet.  There seem to be two options: 1) charging the fee and seeing if it could come out of the deposit, or 2) say that Greg is on the hook in case the room does not get filled. Clayton thinks that filling the room will be a non-issue.  We are all willing to grant the contract break.  Greg's situation is untenable at Sasona. He has been a long term member, having lived in the house for five years. This was not a capricious decision on Greg's part. In this case, waiving the contract break fee is acceptable because Greg cannot go on living in a hostile environment. |
| Treasurer update. | Discussion. | Clayton is still trying to contact the person at the Right Networks who will set up CHEA cloud-based desktop version of QuickBooks. From the Right Networks website, they seem legit, and we would be able to get our files.  Customer service so far has been crummy, which does not bode well...  It has been a week and a half.  Gatlin has a contact who could help us simulate a desktop somewhere. That plumbing is the easiest part of this set up.  We already paid $200 for 2014 edition of QuickBooks, which we can plug all of our information from the accountants into. The license needs to be able to be accessed by other treasurers.  Also, there's Amazon desktop hosting, and we could run QuickBooks off of that. Amazon Work Spaces. Gatlin will look into that.  Gatlin says, give the Right Networks people three days, which will also give him time to research other options.  Clayton will call the Right Networks tomorrow morning.  **Action item for Gatlin:** research cheaper hosting and let us know about the alternatives.  In other news, the debit card that Clayton thought was attached to CHEA account is actually attached to Sasona’s Food Shopping account.  Clayton needs to go to Velocity to sort out this mess. Nicole is going to do a mini-audit on the Food Shopper account to see what the problem is.  The QuickBooks subscription has also been coming out of the Food Shopping account. Blargh.  What about that mysterious $700 that Daniel was to explain to Clayton? Daniel attached a balance report going back to 2012. Short version: there have been short payments, and vacancy reserves should have been applied. Eric leaving La Reunion would have left a vacancy..  Clayton is going to check the payments for La Reunion and Sasona. and see where the short payments happened and why.  Velocity has been hassling Clayton because NP has not been getting their checks immediately. Velocity offers Instant Pay, which may not allow a high volume of money, but that could potentially solve the problem. Instant click transfer. We assume that there is an upper limit, the lease payment is about $20,000..  Finally, the lease payment has gone in for last month.  **Action item for Clayton:** investigate the $700 and send a report about it to the board. |
| House input on mission statement. | Discussion. | La Reunion did not talk about it at the last meeting. There has been a series of bad meetings at La Reunion.  Sasona generally approved, wanted to know if Nasco should be included in mission statement and if Nasco actually owns CHEA's 501c3 (false).  We don't need to mention Nasco in the mission statement, that is more of the how and less of the what.  Sasona also like the word "sustain." |

New Business:

A grievance from a La Reunion Member is to be brought to next week's board meeting.

Should we have someone from the CHEA board at the upcoming Sasona membership reviews?

Meeting adjourned at 10:00 p.m.

Hannah Wright, Secretary

**Agenda for CHEA Board of Directors Meeting, 07.08.14 @ 8:45 p.m.**

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

1. "Inappropriate lease transaction" to be brought by Peter Ejirika of La Reunion.

2. House input on CHEA mission statement.

3. Treasurer update.