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**Home Trust of Skagit
Board of Directors Meeting
April 16, 2018
Union Block Conference Room**

Members: Kent Haberly
Derrick Baer
Lynn Christofersen
Becki Bell

Staff: Jodi Monroe
Bill Craig

Guests: Jeff Mount
Carla Lee

Excused: Kari Kennedy
Wendie Granberg

Absent: Vanessa Allen

The board of directors meeting started at 5:07 p.m. Kent explained that Wendie Granberg is nominated to be president and Kari would be vice president.

Kent explained what we have available, which include the consent agenda.

Executive Director's Report: Jodi started off by stating that Home Trust did not get funded by the Housing Trust Fund, but she and Paul Schissler had a phone call with the Department of Commerce explaining why other CLTs in the region were funded. Commerce said our housing application showed a funding gap and a lack of a solid schedule for the next build. We had requested \$600,000, which was for five down payments at Channel Cove and for seven down payments at scattered-site homes. The application was open-ended in that regard. Commerce wanted to see a tight schedule. Jodi said the Department of Commerce wants projects funded by local sources before they fund them. The Department of Commerce had contacted the county.

County explained that applications were just coming in and the deadline had not passed but that Home Trust was encouraged to apply. Commerce said that they hoped we would apply because they want to fund us. Jodi said it sounded encouraging that we could be funded at the county through CDBG funds. Jodi praised Kayla Schott-Bresler had requested \$750,000 in CDBG funding for downpayment assistance for homebuyers in San Juan, Skagit, Island and Whatcom counties. Home Trust has turned in its HUD HOME funding request to the county but has not received word on its approval. Jodi said we should learn something in the next 30-45 days. Jodi said the project at Channel Cove is feasible in that the fee structure in La Conner is much less than in Mount Vernon. Kent explained to Carla and Jeff about Channel Cove lots that will be built upon.

Consent Agenda: After discussion, Lynn moved to approve the consent agenda. Seconded by Becki. Passed unanimously.

Executive Committee: Kent thanked Jodi for her recent conversation with Commerce in that it has helped with keeping Home Trust on its radar. Kent talked about fundraising. Jodi asked Bill to share about the Tulip Pedal bike event because Home Trust would like to take it on. Bill explained the history of the bicycling event that started back in 1982, two years before the Tulip Festival. The idea of the fundraiser back then was that it would change beneficiaries. Both Jodi and Bill have been involved with the fundraiser since the '90s. It has benefitted Safe Kids Northwest since last decade but the number of people who have worked it has dropped off significantly. The event will take place this weekend. Bill said he could talk with Safe Kids after the event to see if they would want to give it up. It would be an easy fundraiser.

Approval of Annual Budget: The budget has been approved by e-mail. Lynn made a motion to affirm the vote. Seconded by Derrick. Passed unanimously.

Election of Directors: Discussion. Lynn said the bylaws state that new directors would have to be affirmed at the next annual meeting. Lynn noted that a slate of directors wasn't presented at last month's annual meeting. Jodi said that was decided beforehand so to allow the board to talk about new candidates. The new slate includes Kelly Kjarstad (who could not make tonight's meeting,), Carla Lee, and Jeff Mount. Both Carla and Jeff gave brief bios of themselves. Carla is a loan officer at People's Bank. She's also worked at a title company, and currently serves on the Kulshan Community Land Trust board. Jeff moved to Washington three years ago and serves with the Skagit Democrats, is on the Anacortes Planning Commission, and volunteers with Community Action and at the Lincoln Theatre. After discussion, Derrick motioned to approve the new directors. Lynn seconded. Approved unanimously. Jodi said she would ensure that the new members receive a board packet.

Election of Officers: Kent said he is entering into his last year on the board and that it makes sense to serve as past president. He said he has enjoyed being president. Lynn said it makes sense for Wendie to move up to president. Vice president will be Kari. Secretary will be Lynn.

Treasurer will be Becki. Kent said the Executive Committee recommended the slate. Discussion. Jeff motioned to approve. Carla seconded. Passed unanimously.

Committee Reports: No committee reports were given. Jodi asked Bill about fundraising. Bill said there is a need for a committee to help with fundraising. Home Trust has lined up several public events in La Conner between this month and August, which all is leading up to a second annual fundraising event in La Conner this fall. This makes sense since our next build is in La Conner. Kent said he would like to be on that committee. He suggested Cathie Wyman. Lynn concurred and said that members do not have to be board members. The committee just needs to be chaired by a board member. Jeff said he would be willing to serve on the fundraising committee, as well. A committee meeting will take place May 3.

Committee Sign-Ups: Jodi told the board members that they should served on one committee that they can serve on. A reminder of the committees will be sent out to the board members.

From the Floor: Jodi told the board that the office will be producing a podcast. There currently is not a podcast about affordable housing in the country that staff can find. Jodi also said our newsletter is going to a quarterly model. Memberships are also being worked on but right now staff is aware of who has contributed. Home Trust's CPA has suggested staff sent out reminders to all donors.

Having nothing further, the board concluded business at 5:35 p.m.

Minutes recorded by Bill Craig