

**Home Trust of Skagit
Board of Directors Meeting
Sept. 20, 2017**

Summerlynd Neighborhood

In Attendance: Derrick Baer
Kent Haberly
Lynn Christofersen
Susan Rowe
Vanessa Scee
Wendie Granberg
Steve Omdal
Kari Kennedy
Gabriel Olmsted
Becki Bell

Staff: Jodi Monroe
Bill Craig

Excused Absence: Connie Pommels
Germaine Kornegay
Robert Boudinot
Jennifer Martin

Guests: Paul Schissler

Meeting started at 5 p.m., with a tour of the two homes that are most completed. Meeting started at 5:26 p.m. in the future home of LeAnna and Rudy Badillo.

After Kent brought meeting to order. Jodi introduced Paul Schissler to the group. Jodi said Jeff Nicely from Community Frameworks was to be at the meeting, as well, but had to cancel due to family commitments. He will attend the dedication of the four homes at Summerlynd on Oct. 3.

Consent Agenda: June meeting minutes were passed around at last meeting where we did not have a quorum.

Financial report: Our financial audit is underway as planned by Williams and Nulle. Balance sheet and profit and loss were passed around. Board looked at other assets. Homes are listed as assets now. Liability is at \$2.4 million, most of which is tied up at Channel Cove. Jodi said will have a bottom line for all the work that we are doing at Channel Cove. Outstanding accounts

have been brought current. We are waiting for \$72,000 from the county that is not coming in anytime soon. Discussion.

Motion for consent agenda: Gabriel moved. Lynn second. Passed Unanimously.

Committee Discussion: Kent said there is a need to get committees up and running. He said he e-mailed everyone regarding this. Kent said the idea for a governance committee idea came from the CLT retreat last year in Leavenworth. Lynn said there was talk in the past about having two different committees, fundraising and outreach. Discussion. Gabriel said if we accept this there would need to be a bylaws revision. Kent said he would like to see every board member on a committee and to get others to participate, too. Discussion. Derrick said because the land is leased the homeowner has to have informed consent. He said having the homeowner's committee would be a good idea. Gabriel said the joint Habitat/HTS committee has talked about CCRs. He said he hopes that the residents form their own CCRs. Gabriel said he likes the idea of including renters in the committee. **Gabriel motioned to add to bylaws residence, governance and fundraising committees with particulars to be fleshed out by the committees. Kari seconded. Lynn added that "fundraising" should be "donor development." Gabriel accepted as a change. Passed unanimously.** Kent asked the members to think about what they want to be on. Jodi said they will be receive an e-mail from staff to ask what committee they want to be on.

Jodi introduced Paul Schissler and explained why he was brought here. Paul knows the language of our project funding. Jodi said we are going to be asking for \$600,000 from the State Housing Trust Fund. Paul said he is happy to help and compete for Housing Trust Fund money. He said Home Trust is in a good position. \$100 million is in the fund for affordable housing and said the Department of Commerce wants people to apply event through there's isn't at this time any money approved by the legislature. Paul said can do more scattered site applications. For 12 homes, we can receive \$50k per home. He said the state is comfortable with that. He said \$50k probably wouldn't help at that much but it is a resource. Paul said it takes several layers of funding. Paul added that budget is already done. Jodi said Home Trust has been mentioned so we are getting some of the money. Paul said rental housing is where most of the money goes. Paul said we should have the rankings of who would get the money by the end of the year. Money could be released in April. **Lynn made motion to authorize Paul to apply for \$600,000 from the Housing Trust Fund. Gabriel seconded. Passed unanimously.**

Gabriel said the Anacortes Family Center submitted an application that would build 19 rental apartments for low and very low incomes up to 50 percent AMI. Story was in the Anacortes American. Hearings are coming. Lynn said it is part of the city's continuum of care.

From the Floor: Discussion ensued about upcoming fundraising and publicity events, Oct. 3 and 19. Gabriel asked Bill to send me the RSVP list for the Oct. 19 event in La Conner. Jodi said we need to talk more about the ask and how we are going to do it. Discussion.

Having no further business, the board adjourned their meeting at 6:27 p.m.