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**Home Trust of Skagit  
Board of Directors Meeting  
Tuesday, Jan. 17, 2017  
5 p.m.  
Washington Federal**

***Mission: Our mission is to strengthen our community by holding in trust land for affordable housing and other community needs.***

**Present:** Kent Haberly  
Steve Omdal  
Gabriel Olmsted  
Vanessa Scee  
Kari Kennedy  
Becki Bell  
Bob Boudinot  
Lynn Christofersen  
Susan Rowe  
Wendie Granberg

**Excused:** None

**Absent:** Germaine Kornegay  
Margo Grothe

**Visitors:** None

**Staff:** Jodi Monroe  
Bill Craig

Kent called the meeting to order at 5 p.m. Kent had introductions made for Vanessa's benefit.

**Consent Agenda:**

- a. **Previous Meeting Minutes:** Corrections were made to the December minutes as the

minutes reflected that Germaine and Steve were not in attendance. Both did attend the meeting. Consent agenda moved by Gabriel. Seconded by Wendie. Passed unanimously.

b. **Finance, P&L, Balance Sheet:** - Profit and Loss and balance statements were distributed. Kent stated that the budget does not address the sale of Channel Cove homes. The loan status is still a question with the Department of Commerce. Bob asked about a board development item. Jodi explained that the item covers the board retreat, Julie Bruner's fee, legal fees and representation. Kent said report looks better today than two or three years ago. Jodi said Williams and Nulle recommended someone and that person will be eight hours a week and will be in tomorrow. Kent said staff soon will outgrow our office space and it will be a nice problem to have.

c. **Executive Director's Report:** Susan asked if the homeowner representative situation with the county has been resolved. Jodi said staff will have a couple of representatives by the end of the month. The representatives have to earn less than 80 percent of the AMI. These representatives (one-third of the board) are needed for Home Trust to become a certified CHDO. They will give the rest of the board good input.

**Executive Committee:** It was reported that an audit will cost between \$10,000 and \$12,000, not \$20,000 as previously reported.

**Outreach Committee Report:** Jodi had Bill provide a summary of outreach. Bill told the board he was on local radio recently promoting Home Trust. We also have an orientation class at Opus bank coming up. Bill mentioned the possibility of having a movie night fundraiser at the Lincoln Theatre. Details are being ironed out. There are movies that we can show that tell the story of community land trusts. This can be coupled with other features. Kari said we should see if we could partner with SICBA somehow. Gabriel said he would like to see if we could have a message shown before movies at the Lincoln. Jodi said she is looking into a plan with the national CLT program, utilizing experts to help with outreach and planning. Kent agree that timing for this is perfect.

**Projects Committee Report:** The projects committee met with Jodi about the projected Summerlynd budget, including numbers from BYK Construction. We are going ahead with two different designs for two families. Jodi said everything is coming together and that BYK says they are ready to go. Kent said overall the Summerlynd neighborhood looks great. Discussion. Gabriel reported on a group in Anacortes that is working independently of the property owner to see about the feasibility of a multi-family project. Kent said that anything in Anacortes would have to be donated and would have to be affordable.

**Donor Development Committee Report:** Nothing to report.

**From the Floor:** Jodi told the board that the annual meeting will take place at 6 p.m., on March 21, at the La Conner Civic Garden Club. We are going to honor past board members as we currently do not have a thank you program for those who have been part of our land trust.

Vanessa said she is not on a committee yet and would like to be. Kent advised her to speak to Jodi.

Susan asked if the scattered-site option will be talked about at the orientation class at Opus Bank. Jodi said yes. Discussion.

Having no further business, the meeting adjourned at 6:06 p.m. The next board meeting will take place on Feb. 21, 2017, at Washington Federal.

Meeting minutes recorded by Bill Craig.