

**Habitat for Humanity  
Board Meeting Minutes  
July 12, 2021, 6:00pm**

**Members Present:** Dan Buchholz, Tom Day, Kourtney Denne, Mark Grebner, Bonny Hansen, Kyle Hohn, Colleen Hunt, Jill Luque, Skyler Mickelson, Pat Soukup, Eric Van Meter. Executive Director: Anessa Klumb. Construction Manager Mike Asmus.

**Call to Order** at 6:00

**Devotional:** Pat—hope, 1 Peter 1:1-3.

**Minutes** for April were approved. Motion by Bonny. Second by Kyle. **Carried.**

**Treasurer's report**—We have spent just over \$79,000 on the current house and have \$35,000 in the bank. Motion to approve report by Colleen. Second by Courtney. **Carried.**

**Old Business**

- **Land acquisition**—Land on corner of Foster and Birch is available, but has some liens against it. Also two large trees would need to be removed. Colleen reports that we would need \$9,800 to get a clear title, and Mike has concerns about the work that would need to be done ahead of time. We are continuing to pursue lots with First Dakota Bank and the hospital, but those projects are slow in developing. Purchase is tabled until next month.
- **Habitat 500 and Appreciation Picnic**—Share the posts! Picnic at Camp Arroya at 6:00pm, with Kate Ahlers speaking about Sleeping Quarters. Please RSVP
- **8<sup>th</sup> House Update**—Skyler believes we can begin the process of selecting a new family for the house. Board asked Family Selection committee to revisit each of the two previous candidates about the 8<sup>th</sup> house, but authorize Family Selection to open the search for the next homeowners also (9<sup>th</sup> house, or 8<sup>th</sup> if the two other applicants pass), made by Mark seconded by Bonny. **Carried.**
- **Committee Review and Assignments**—

**Committee Reports**

- **Construction**—Mike. Painting on Jeannie's house is in progress, and we have one other fence painting project on the calendar. Grass is coming in on 8<sup>th</sup> house. All that is left is exterior painting, which will wait on next family.
- **Other committee reports** were tabled since committees haven't met.

**New Business**

- **2021-22 Budget Approval**—Next year's budget has new categories to reflect best practices for non-profits. We exceeded expected income, but also construction expenses. Projected deficit is lower than in recent years. Motion by Bonny. Second by Dan. **Carried.**

- **Addition of Kyle and removal of Bonny from accounts**—Motion by Eric. Second by Jill. **Approved.**
- **Strategic Planning Recap**—Anessa included notes from meeting and will work with committees to implement ideas.
- **Habitat for Humanity Tithes**—Motion to split tithes into one third for each category by Courtney, second by Bonny. **Carried.**
- **Right of First Refusal and Shared Appreciation Policy**—Anessa is doing more research with other affiliates. Motion is tabled for now.

### **Executive Director Report**

- **Mortgages**—Dezarae Davis has expressed a desire to sell. Anessa is in continued contact with her. Davis asked board to add the payments she has missed to the end of her mortgage. Motion to deny request by Eric, seconded by Dan. **Carried.**
- **Meetings & trainings**—Anessa needs help because she has Day of Caring and Nonprofit networking, both on August 11. Colleen and Mark both volunteered to help.
- **Technology**—Board authorized Family Selection to decide whether to accept online applications and pay for DocuSign.

Next meeting Monday, August 9, at 6:00pm. Eric will give the devotional.