

**Saint Joseph Community Land Trust**  
**Eighteenth Annual Meeting of the Membership & Board of Directors Meeting Minutes**  
**Tuesday, September 22, 2020**

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**Meeting called to order: 5:39 p.m.**

**Meeting adjourned: 7:37 p.m.**

**Board Members Present:** Francie Alling, Lyn Barnett, MaryAnne Brand, Allan Bisbee, Jesse Walker, Fr. Mauricio Hurtado

**Staff Present:** C. Rosburg, Jean Diaz

**Members Present:** Robert Heffernan, Mike Riley, Lynn Marie Barnett, Matthew Barnett, Mackenzie (Macie) Malone

**Proxies:** CR: Susan Heffernan, FA: Ed Bjorum LB: Cecilia Bachelder, Mark Goodenough, Paula Lambdin, Irene Lohmeier, Donald Grant, Oriana Stuart, Amorita Bustos. Donald Grant, Suzanne Jelitko, Layli Mitchell

1. **Topic:** Opening Prayer

**Discussion:** Fr. Mauricio led an opening prayer to begin the meeting.

2. **Topic:** Call to Order and Approval of Agenda

**Discussion:** Barnett asked if there were any agenda items that anybody would like to pull or add.

**Action Taken:** Motion to call the meeting to order was made.

Moved by: Brand

Second by: Bisbee

Ayes: All

Nyes: None

3. **Topic:** Roll Call of Board Members and Determination of Board and Membership Quorums

**Discussion:** Rosburg determined a quorum was present with the members in attendance on Zoom and proxies held.

4. **Topic:** Open Floor

**Discussion:** Barnett inquired if any the members in attendance would like to speak. Hearing no response, he closed the floor.

5. **Topic:** Consent Calendar

**Discussion:** Barnett inquired if the board all had a chance to read all the consent calendar items, and if there was any need for discussion. No discussion was requested.

**Action Taken:** A motion to approve the Consent Calendar items was made.

Moved by: Walker

Second by: Alling

Ayes: All

Nyes: None

6. **Topic:** Annual Presidents Address

**Discussion:** Barnett reviewed some of the highlights from the 2019-2020 fiscal year. He began by discussing the retirement of Cathy Kope, a founding member of Saint Joseph Community Land Trust (SJCLT). A new Executive Director was hired, Jean Diaz, he has a background is in public and private real estate and finance. The Tahoe Prosperity Center completed the South Shore Housing and Opportunity Assessment action plan that quantifies the need for affordable housing and is helpful in getting support to address the housing crisis in our community. SJCLT received our first generous grant from the Catholic Campaign for Human Development (CCHD). We adopted and new Programs Plan and a new Business Plan that defines our various programs and strategies. A new program the

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TAHOE (Tahoe Affordable Home Ownership Enabling) Program has been implemented. Our Motel to Housing program has added the ability to Defer payments because of COVID-19 and we adopted a COVID-19 Members Emergency Loan program available to our members. We are working on a big project the Sugar Pine Village in partnership with Related California, which is 242 low-income housing rental units on property owned by the State of California. The project will also include public trails, preservation of environmentally sensitive land, outdoor play areas and community gathering and picnic areas, an onsite daycare center, and a new nonprofit office building - that could be a future home of SJCLT and other non-profits. Another project that we have been working on is three moderate-income homes in the Al Tahoe neighborhood. The City of South Lake Tahoe will sell the three lots to us for a dollar each. We reported to the SLT City Council in August on the progress. SJCLT is building two 2-bedroom and one 3-bedroom homes that will be sold to moderate-income families. We are looking at creating a new Program and Stewardship Manager position in this next year to help with the stewardship of our SJCLT's properties.

Barnett thanked Father Mauricio for all the work the parish is doing in helping people with rent and additional support to make ends meet during this time.

7. **Topic:** Financial Report

**Discussion:** Brand gave an overview of the year we just finished (July 1, 2019 to June 30, 2020). SJCLT is doing great! With the year completed we had a total income of \$285,000.00 and total expenses of \$114,500.00 and our net income was almost \$171,000.00. We did receive the CCHD grant award. The Motel to Home loan fund had eleven active loans versus six in the prior year, increasing our loan activity for helping those in need. We did not suffer any huge write-offs. Brand discussed the 2021 budget which includes the \$40,000.00 CCHD grant with a large portion to be used for administration, with salaries to administer our housing programs. The grant award does encourage use towards certain things and the \$40,000.00 grant is reflected accordingly with board training and increasing our member programs. The budget was done for 2021 with no use of any reserve money. We are within budget and have a surplus of \$53,000.00.

**Action Taken:** A motion was made to accept the financial reports.

Moved by: Alling

Second by: Bisbee

Ayes: All

Nyes: None

8. **Topic:** Election of 3 Nevada and 1 California Board Members

**Discussion:** Barnett asked the three Nevada Board Members, all incumbents, if they had anything they would like to say. Alling, Bisbee and Walker all expressed their desire to remain on the board and were excited SJCLT is doing so well and they looked forward to the progress ahead.

**Action Taken** A motion was made to nominate the three current board members to a new term on the board for Nevada.

Moved by: Robert Heffernan

Second by: Mike Riley

Ayes: All

Nyes: None

**Discussion:** Diaz talk about the resignation of Board Member Karen Fink, and the need to fill her California Board position. Fink felt there was a growing risk of potential conflicts of interest in her work with TRPA. Potential



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12. Board Member Updates and Comments

**Discussion:** No updates or comments were made

13. Adjournment and Closing Prayer

**Discussion:** Barnett asked for a motion to adjourn the meeting.

**Action Taken:** A motion was made to adjourn tonight's meeting

Moved by: Brand

Second by: Walker

Ayes: All

Nyes: None

**Discussion:** Barnett asked Father Mauricio if he could give us a closing blessing

**Action Taken:** Fr. Mauricio gave a closing blessing to close out the meeting.