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

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
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
California Board member to replace Fink, Mackenzie ‘Macie’ Malone explained why she would like to join the SJCLT Board, including the desire to give back to the community that she lives in as much as possible. Macie described her desire to contribute whatever skills and talents she possesses to the organization.

**Action Taken** A motion was made to nominate Malone to the position that is vacant on the board in California

Moved by: Rosburg  
Second by: Brand  
Ayes: All  
Nyes: None  

9. **Topic:** Election of Board Officers and Chaplain (to be continued to the next Board Meeting if new Board members are elected, installation of the new Board members will occur at that meeting)

**Discussion:** Barnett clarified that we will follow up at the next meeting with designations of the board positions: President, Vice President, Treasurer and Secretary. We will also make appointments to our various committees.

10. **Topic:** Business Requiring Approval from the Membership

a. **Affirming Continuation of Current Membership Dues for FY 2020/2021**

**Discussion:** Barnett reviewed the current membership fees, with Individual (General & Supporting Members) dues remaining at $25, and $50 for families which includes all household members over 18 years of age. And Business and nonprofit members at $100.00 a year. Lessee members and SGA residents’ fees are waived.

**Action Taken:** A motion was made to accept the fees as proposed

Moved by: Walker  
Second by: Bisbee  
Ayes: All  
Nyes: None  

b. **Streamline SJCLT Ground Lease Fee Formula for FY 2020/2021**

**Discussion:** Diaz discussed streamlining the Ground Lease Fee and having it be one single monthly ground lease fee with the ability for the membership each year to decide if they want to impose a cost of living increase. By making the Ground Lease process more streamline, it will be easier for us to administer.

**Action Taken:** A motion was made to streamline the Ground Lease fees to a single monthly fee of $50.00 with the ability of the membership to make adjustments each year if they want to impose a cost of living increase to the fee.

Moved by: Brand  
Second by: Mike Riley  
Ayes: All  
Nyes: None  

11. **COVID-19 Response—MTH, Emergency Loan Programs & Sierra Garden Apartments**

**Discussion:** Rosburg reviewed the COVID-19 deferment of payments requested and Emergency Loan activity. SJCLT made use of CCHD funds for a loan made to help during COVID-19 to an individual who was not eligible for the MTH Program through an Expanded Loan. SJCLT held a recent Pizza & Pop Picnic at Sierra Garden Apartments, with COVID-19 precautions implemented to require social distancing, masks, gloves, and wipes. Eleven lessee members were added to our membership. Diaz told of a couple problem tenants who have continued to violate the no smoking policy and it appears they may have left by now. These tenants had two years in trying to get them to comply and hopefully this is now resolved. Barnett asked that Diaz check to see what kind of damage has occurred with their smoking.
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.