

SJCLT Minutes for 9-29-11 meeting@ 7PM
Our Lady of Tahoe Church in Parish Hall

Present: Barnett, Riley, Msgn. Wallace, Munoz, Alling

1. Opening Prayer
2. Agenda- only change to put #4.Sierra Garden Apt. Update next on agenda-
Approved
4. Sierra Garden Apt. Update: IRM representative – Mike Richards
 - a. Management changes- America and Edher Sanchez, they have been resident managers with IRM for several years. SJCLT is a 51% partner with Bucky Fong and David Michaels to form SJC,LLC. Being an LLC- we let the managers handle any complaints.
 - b. Comments from Residents-as an LLC we do not get involved with management. KTS is the legal firm that IRM uses. IRM reports weekly with management. How do you communicate with residents- 10-1-11 residents will meet and greet new managers- hopefully this will encourage communication. They plan a yard sale next weekend. Have managers ask for SGA resident to be a liaison with SJCLT and other residents.
 - c. Inspections- recommend Diana Hankins work with IRM management to assist SGA renters when they have inspection and repair issues. How to communicate with the residents.
 - d. Siding warranty and Repairs- a 50 year warranty
There has been discoloration- Hardy colored it and product was sold to Meeks
It was installed with warranty. Ron Dos Rees-contractor- wants to make it right. Paint in Spring 2012- cost of \$120,000.00
 - e. Residual Distribution to SJCLLC members- Supposedly no cash flow in last 6 years. \$53,000.00 in cash flow now. \$11,000.00 in reserves. Riley made comment about residents being subsidized, but need to have inspections.
3. Minutes approved from 6-15-11 (1st Riley, 2nd Wallace)
5. Acceptance of Retirement of Fr. John Bain(Founding Member) from BOD and Discuss new NV Supporting Bd. Member- Alling
Accepted retirement of Fr. Bain (Approved 1st Riley, 2nd Wallace) – letter attached and a resolution at our December 2011 meeting.
Discussed asking Fr. Oliver Curran, pastor at Our Lady of Tahoe Church, to be new board member as NV Supporting Member- election will be Spring 2012. As supporting member , medium income is \$64,000 for family of 4. Alling will ask Curran.
6. Membership Renewals & Updated Membership Rolls- Barnett
*Need to build our membership. Make sure SGA residents know their membership is free. Data base- needs to be current and update past members who have not paid. Send letter to business and regular members, and include new members. Have volunteer call after 2 weeks with follow-up to remind them about being member. Hard copies are expensive- need to send paperless notices. Do we need to amend by-laws to send paperless? If needed, motion was made 1st Wallace 2nd Munoz to go paperless. Alling will work on updating members on computer.

SJCLT minutes 9-29-11 cont.

7. Direction on Recertification as a CHDO in Washoe Co- Barnett
We need to focus now on Membership- Barnett does not have time to reapply for CHDO recertification now. The CHDO was granting us funds to buy a house in Incline Village. Motion 1st Riley 2nd Munoz to not recertify this year. Reapplication can happen at any time.
8. Discussion on Scheduling Board Retreat- Barnett
October 17, 2011 @ St. Theresa Office 3:30-5:30PM
Develop budget- Riley with CeCe
Work program- 7 months
9. Potential Hwy 50 Relocation Project in SoLake Tahoe- Barnett
Loop Road Project- ESI Consulting- looking for public outreach. Kathy Jordon working with TTD. Federal funds- work with local housing organization= SJCLT
Wallace was asked to talk with residents and landlords in this area and will receive small stipend.
10. Financials- Riley
Parasol- \$2145.76
New computer - \$1,200 + software
11. a. Semiannual meeting November 30, 2011 St Theresa Church @ 6PM
b. SJC,LLC meeting at Reno with Bucky Fong, David Michaels, Lyn Barnett
Date will be decided and will let Board know
12. Adjourn @ 9PM

Frances P. Alling, Secretary
March 20, 2012