

June 2, 2014 Saint Joseph Community Land Trust, Meeting Minutes

Twelfth Annual Combined Meeting of the Membership and Board of Directors

Our Lady of Tahoe Catholic Church,

1 Elks Point Road, Zephyr Cove, NV

In attendance: Board Members- Lyn Barnett, Francie Alling, Lalo Munoz, Mike Riley, Jesse Walker  
Members – Robert Heffernan, Paula Lambdin, Larry Lambdin, Annette Luna, Alfred Luna, Conni Khatoonian, Dave Michael, Aurora Turknivett, Lynn Marie Barnett,

Proxies- 7 (Francie Alling 2, Charlotte Rosburg 2, Annette Luna 3)

5:30 PM- Opening Prayer: Francie Alling led us in our opening prayer

The meeting was called to order by Lyn Barnett, and a motion was made and approved by all to approve the Agenda.

There was a determination of a Quorum of the membership.

Lyn Barnett opened the floor to comments before the regular agenda:

Robert Heffernan questioned Market Street housing and asked if we knew anything about it

Lyn said the permit usage for the property should be as affordable housing.

Mitigation for the loss of affordable housing

Lakeside Inn vacant lot and the lots are now in private hands, but there is to be a park mitigation, but not the affordable housing

Affordable housing

Draft selection criteria as a board we have decided to pursue our next housing project,

Small multifamily that we would condominiumize and resale

Locals' income is lower and were going to need to go lower

After tonight use criteria to create a nice brochure and hit up different sectors to raise the money

When working with a relator help in looking for a house, and also help in selecting the applicants.

Minimum bar selection

Tahoe residents for 5 or more years as a point system

Total points for current resident of land trust property

Sierra Garden Apartments

Francie we need to push to make an effort to increase our membership.

Sierra Garden \$11321.00 distribution

The board on accepting that and putting the funds into the General Fund

The accounting

The apartments have a budget, and there is a reserve account and the distribution is divided and

Mike- what concerns mike is if we get audited we need to be able to back up where we got these funds

The records are shared with HUD on a regular basis

We should request a copy of the accounting. The request should also go to David Michael who is the managing partner of the LLC

Nominations for Nevada Board Members:

Jesse Walker- Lalo nominates Jesse Walker for Lessee Member

Francie Alling -Paula Lambdin nominated Francie Alling for General Member

Mike Riley – Francie nominated Mike Riley for NV Supporting Member

Candidates Forum:

Mike Riley would like to run again because he likes working with all the people and the membership and he loves running unopposed

Francie has been there from the inception and moving forward with the new house, she would really like to be a part of that

Jesse a newbie and would like to help in solving this important issue of affordable housing

Board members:

Lyn would like to be president again

Lalo has really enjoyed participating, and since I bought the house I've enjoyed participating

Francie, would like to increase the *membership*

Mike Riley treasurer

Business Requiring Approval from the Membership:

Board offices voted for the different office positions

Affirming Continuation of membership dues: Lessees \$0, Individual \$25, Family \$50, Business \$100

Paula Lambdin motioned that we approve of the membership fees as they are. All approved.

July 1 – June 30

Membership renewals are to go out soon

Meeting closer with the SGA

The Lutheran church doesn't have a preschool any longer and

Who do we contact? Carolyn Myers or Amanda Martin during the week and see if we can have the meeting there.

Donna Bray president of the congregation

Look into possible use of the High School.

Our current ground lease is \$50 dollars a month, we are proposing not to raise that lease fee. Motion made to keep the ground lease at \$50 and approved by all.

Connie questioned on the possibility of the Playground equipment for Sierra Garden Apartments.

Lyn wants Dave and Bucky to take a look at the playground equipment and get their approval to proceed with the project tonight.

If approved the project will be put that out to bid.

The price does not include the installing and the ADA compliance equipment.

The project will be located between units A and B and the parking lot

Lyn questioned Annette if the playground equipment will be large enough for the kids that are there?

Annette Luna reported that one child that is 12 the rest are all younger.

Lyn expressed that he would like to see the playground equipment installed this year and would like to do a press release.

Lyn walked the site with Brian Hirdman and Hougol culturist to look for potential sites for a community garden area there at Sierra Garden Apartments.

Larger near this play area and smaller

The community garden and landscaping is based on STPUD getting by back funds for the lawns

Rain water collection with the high school, the goal is to remove a lot of the grass, and to create nice attractive native landscaping.

The grants for buy backs all ended up down in the southern California area, and after that the grant managers at TRPA and the state grant managers were let go.

STPUD are approaching this for the turf by back program, STPUD will be buying back between 2 – 3 acres that will hopefully. Lyn Nolan has hired a professional grant writer to handle this, and there's a good chance will get money this year.

Draft fundraising flyer for the new housing campaign, to write up a brochure and hoping to get a donor

Must have good credit or able to obtain a mortgage

Minimum credit score to work with a lender they had a minimum credit score  
720

Get any lender as long as they finance for a community land trust

Upcoming events:

Knights of Columbus, Giving Thanks Spaghetti Dinner

Chevys look at September date for another Taco Bar Fundraising night.

Housing fund campaign

Business expo on the nonprofit ally – end of March sell a lot of memberships

Call the chamber and see the requirement that are needed to partake in the business expo.

Look into the College events and find out when they are scheduled.

Adjournment and closing prayer Francie led closing prayer