

Minutes of Combined Meeting of the Board of Directors and Membership, SJCLT  
Thursday, February 2, 2017  
Saint Theresa Catholic Church in Grace Hall  
1041 Lyons Avenue, South Lake Tahoe, CA 96150

Opening Prayer was led by Monsignor Wallace, Chaplain.

President Barnett called the meeting to order at 5:36PM.

Barnett performed roll call and it was determined that a quorum of the Board was in attendance. Board members present: Alling, Barnett, Camacho, Riley, Walker, Wallace.

Open floor: President Barnett thanked staff for their work in preparing for this meeting. He described the proposed project improvements and gave an overview of the sale and repurchase of Sierra Garden Apartments (SGA). The sale will be financed through tax credits. When the sale is complete, Saint Joseph Community Land Trust will still be a controlling partner.

The following concerns were brought up by SGA residents:

Several SGA residents asked about specifics during the construction phase. One resident was concerned about the possible rise in her electric bill. Dave Michael, Pacific Development Group (PDG), stated PDG would help with the spike in the electric bills. The relocation plan will address rehabilitation details. The buildings will be more energy efficient after the rehabilitation is complete. The project is required to save on energy and water due to using tax credits. The project will start in May beginning in Building A, rehabbing two buildings at a time, and move through the buildings alphabetically. It will take 14 days to complete two buildings at a time. New washers and dryers will be installed in the laundry room.

A resident expressed her concern about the condition of the existing laundry room since it has become a dumping site. John Bacigalupi will engage with Interstate Realty Management Co. to do maintenance in the laundry room. There was a suggestion to put a video camera in the room.

The question was asked how the residents will obtain their mail during the rehabilitation. Temporary mailboxes in each building will be installed.

Each building will have its own water heater, eliminating the boiler.

There was a concern expressed regarding the possibility of lead in the paint. Dave Michael reported that they will run a battery of tests.

One resident said that, when she reports a concern to the SGA office, she is told to contact HUD.

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Office Manager Jan O'Brien read the names on membership list to determine those members present or those members who had handed in a proxy.

Secretary Alling read the Resolution. A vote was called for. Every member in attendance voted "Yes". Every Board Member voted "Yes". Every proxy indicated a "Yes" vote.

Approval of the Minutes: Wallace made a motion to approve the minutes and Walker seconded. There was unanimous approval.

Financial Reports: There was no discussion. Will discuss at the next Board meeting.

Selection of Next Meeting: A date will be chosen for the last week of February or the first week of March.

The meeting was adjourned at 6:35PM.

Respectfully submitted by Jan O'Brien, Office Manager  
February 15, 2017