



P.O. Box 1406, Marble Falls, TX 78654
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**Highland Lakes Habitat for Humanity
Board of Directors Meeting – United Methodist Church, Marble Falls
June 14th, 2012– 6:00 PM**

Board Members Present: PT Williams, Jill Williams, Tom Causgrove, Trish David, G.A. Smith, Wanda Martinez, Anne Little

Non-Board Members:

Guests; Russ McNeil:

Meeting called to order at 6:10 PM

Opening Prayer – Tom Causgrove

Approval of Minutes – No changes, approved by PT/ Wanda

Family Selection Report: Nothing to report until we re-open for applications

Family Support Committee:

Treasurer's Report: Report was reviewed and discussed.

Wilde- 3 months behind, Bob previously left a voice message. PT has sent her a letter as she is almost paid off (with escrow). **PT needs to send Anne a copy of the letter as if we don't receive a response by 7/25/12, Anne will send a demand letter.**

PT indicated that Form 990 has been completed and sent to Burnet County. Our fiscal year ended 6/30/12.

We may need to add Benny J on the signature card at the bank.

New Business:

Russ McNeil addressed the Board at the beginning of the meeting regarding a project to expand the kitchen at St Frederic's Baptist Church, where they prepare the weekend Meals on Wheels. He was advised by Bob Hunter to contact us for possible volunteer support and expertise.

Suarez's received a note from the City regarding the lot next door (which we own) that it needs to be mowed. In June, Bob indicated he would mow it however upon inspection; it was too high for his equipment. We have not acted further.

In June, we discussed drafting a letter to all homeowners requesting updated contact information (email, cell numbers, etc) as they aren't keeping us informed of changes. We did not discuss this in July, however Trish will draft a letter for review by the Board.

James Davis- donation of 8 lots in Granite Shoals. After discussion, the board moved to accept all of the lots (PT/GA), the motion was accepted. A letter was sent to Mr. Davis on 7/17/12 advising him of our acceptance. Anne has been provided with the property descriptions to prepare the

appropriate documents and she is doing a title/lien search to ensure we aren't taking on any issues. This will give us 3 double lots in Granite Shoals. We will incur some expenses for this transaction.

Granite Shoals lots 601 & 602- these are adjacent to an existing home, a letter was sent to Daniel Huggins (homeowner) on 7/17/12 to inquire about his interest in purchasing those lots, since we now have 3 other double lots in Granite Shoals.

Canada House Build Updates:

Concrete- after getting 2 high estimates and a 3 week delay, Tom met with Julian Lerma at the site on 6/13/12, he will do the job for \$2 per sq foot with HfH buying the steel, frames, empty feed bags, all in, should be less than \$5 per sq foot. There has been a delay getting the concrete in. As of 7/15/12 it was not in. Tom was going to follow up with Julian, who has been ill.

Barry Simpson/HVAC guy is holding a 14.2 SEER unit for us which is cheaper and more efficient than prior units.

Plumber- Bobby Rhea, will need to be contacted to lay pipes first

Truss people on notice that we are fixing to start (Jon has also sent a heads up email to his volunteer email distribution list and cc'd Trish)

Going to get bids on framing from Hoovers, Foxworth & Sutherlands
Benny Janysek to supervise walls, trusses, and roof decking
Pete Reed for roofing

Scaffolding- there is a rental place in Burnet that PT needs to contact as they have indicated they would donate some materials for our use, (Henderson Rental)

Art Fern- Electrician- needs a list of what he needs or can we charge at Home Depot. Jon to check w/Gary to see 1) who has the Home Depot CC and 2) is it still active

Due to the late start on the build, we have determined that the build schedule for volunteers will be 7 AM- 1 PM. We do need to get a large water jug for the site. **However, given that the build keeps sliding, we may be able to work longer, so lunches may still be needed.**

Tom reviewed the tools are in our storage shed and indicated we are in good shape.

Color Selections- Bill E has talked to Tami for siding, shingles & paint.

Old Business:

Re the Deer Haven lot that was donated to us by Reynold Gray— the lot has been cleared by Frank Preston, the HOA will not be billing us for clearing the lot. When a chipper is available, the remaining materials will be cleared off. We will still like to unload this lot as it is unbuildable for Habitat. **Update 5/12-** PT has filed for tax exemption for all Llano county property. **6/12 update-** we have a potential interested party, Tom indicated he would contact him after our June meeting. This is lot 157-A, currently accessed at \$6250. **7/12 Update-** Trish emailed Ralph Shaw on 7/13/12 regarding the lot. Mr. Shaw responded that is inquiring for a friend who was told he could get the lot for \$1000. I replied on 7/17/12 that HLHfH would entertain any offer. I did NOT mention any HOA dues that are in arrears. We currently have a bill for \$800+ for POA dues. This includes past due back to 2009 (we think based on the amount). This lot was donated to us in 2010. Pending further contact by Mr. Shaw or the interested party.

Condemned Lots (next to Suarez lot) aka Curtner Lots- per Anne, we don't have to have Mr. Curtner come to MF for a physical closing. All of this can be accomplished via mail. Anne needs to advise Tom what Mr. Curtner needs to provide to us in the way of signed documents and deeds for us to release the check and finalize this matter. Tom will continue to try to get Curtner to respond. Update in March- Anne to check into this matter. April Update- Anne had drafted contract and needed a title policy. All present were OK with the contract. We will use Highland title for the closing. *May update- Anne sent the Purchase/Sale agreement to Mr. Curtner on 4/28/12, but no response yet.* **July- Anne indicated she would send a reminder to Mr. Curtner this month**

Martinez Family- Anne has drafted a Corporate Resolution authorizing PT to sign the closing documents. Trish's husband Les Moncus has contacted Mr. Martinez and left two messages and the pay off information with his wife to see when he wants to close on the house. It was decided this closing should be recognized in some way by media publicity since this will be the first house paid off since our affiliate started. PT or Tom will contact Amber Weems at the Picayune in Marble Falls to help with the publicity. **July update-** going to take this off the Old Business as Mr. Martinez has made no contact to do anything other than make monthly payments.

Meeting concluded 7:15 PM

Next Board Meeting will be August 9th, 2012 6 PM

Submitted by: Trish David