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**Highland Lakes Habitat for Humanity
Board of Directors Meeting – United Methodist Church, Marble Falls
August 9th, 2012– 6:00 PM**

Board Members Present: PT Williams, Jill Williams, Tom Causgrove, Trish David, Jon Bergstrom, Bob Hunter, Wanda Martinez, Anne Little. We had proxies on file from Sherri Curry and G.A. Smith

Non-Board Members: none

Guests; none

Meeting called to order at 6:10 PM

Opening Prayer – Jon Bergstrom

Approval of Minutes – There were 2 corrections to the prior minutes, they were corrected, Motion by Tom to accept, Approved by Wanda, all in favor

Family Selection Report: Jon indicated that there are 3 families in the pipeline (unless whether or not this includes the Vila family)

Family Support Committee: Nothing to report

Treasurer's Report: Report was reviewed and discussed.

Wilde- Now, 4 months behind, Bob previously left a voice message. PT has sent her a letter as she is almost paid off (with escrow). After the July mtg, PT was to send Anne a copy of the letter and if no payment was received by 7/25/12. Anne sent a certified demand ltr to her on 8/3/12; at the time of the meeting Anne had not received the green card back. Bob Hunter indicated he has an anonymous donor that will pay the balance (around \$700) if Wilde doesn't make a payment by the demand due date of 8/28/12. This would be our first paid off house of our FIRST house built.

Correction from prior month- PT indicated that Form 990 has been sent to the CPA's to complete and then send to the IRS in Ogden, Utah.

New Business:

HfH Intl – Affiliate statistical report requests. Trish needs to check with Sherri to see if we are current on the quarterly report requests.

Donation requests- We often get emails from people wanting to donate materials due to remodels. Mustard Seed ministry doesn't take these any longer. An option is the Good Neighbor Thrift Store in Marble Falls. It was discussed that we would respond to requests by referring people to 1) the Habitat Resale store in Austin and then the local resources of Good Neighbor Thrift and Karen Baptiste at the Community Resource Center.

Canada House Build Updates:

August Update- Expenses to date are \$13,059 thru 7/12. Two walls are up, trusses are built and ready for delivery (which we don't want to do until after all interior walls are in. Starting the week of 8/13/12, the volunteers should be working 2 days a week.

Tom asked Jon if Tami's son could weed-eat the lot. C'wood Shores distributed some new guidelines and we want to ensure we keep a clean lot. Will need to get a dumpster on the site soon.

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. Jon indicated that Tom needed to get with Tami regarding interior colors.

Granite Shoals Lots:

On 6/26/12, Trish sent letters to 7 landowners to see if they were interested in selling/donating lots to us OR purchasing our lots. We have had quite a bit of activity since then.

James Davis sent a ltr dated 7/6/12 donating 3 adjacent lots and 5 others. Anne performed a title & lien search and indicated it was all clear on 7/30/12. (Incurred \$81 in expenses) She was going to prepare the gift deed for these to send to Mr. Davis. This gives us three double lots. **August Update-** Anne will send out the gift deed to Mr. Davis on 8/10/12. Once it is all completed, Trish will send the thank you/tax deduction letter to Mr. Davis

Toni Lindley sent a ltr dated 7/16/12, donating 5 adjacent lots and 3 others. This gives us additional double lots AND a new double lot on Green Forest (lot 62 & 63). Ms. Lindley was advised on 7/27/12 that the Board was meeting on 8/9/12 then we would respond. **August update-** The Board voted to accept the donations. Wanda provided Anne with the information to perform a title & lien search. As soon as that is completed and assumed to be clear, Trish will write to Ms. Lindley and accept the donation.

Dorothy Nieman sent an ltr dated 7/21/12. She owns lot 480 and doesn't want to sell but would consider buying our lot (#479 appraised at \$2250) for a very reasonable price. **August update-** Trish to write to Ms. Nieman and indicate we would be willing to consider any reasonable offer.

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. **August update-** the letter was returned due to address, issues. Trish will research to find a better address and resend.

The Board discussed;

Acceptance of the Lindley donation- approved

Potential sale of lot 479- ok to sell

Loss of tax revenue to GS- each lot is taxed at around \$48/ per year, so not a significant loss of tax revenue.

Overall plan for Granite Shoals- This was a major discussion topic. Given the large number of lots here and some of the changes in Horseshoe Bay Building Inspection office, we need to research septic options for Granite Shoals now that we have multiple double lots. HSB has adopted Austin's building standards, including the requirement for a green build. This may prove to be too cost prohibitive for HfH.

Is building with a septic system too expensive? It will add some expenses, however it cost \$3000 to connect to the C 'Wood Shores system and a septic would run \$5500, so possibly not too much of an expense add.

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. Mr. Shaw asked for dimensions which I provided to him on 8/7/12.

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. **August update-** Anne learned at Mr. Curtner has a new address and on 8/2/12 sent him a new contract.

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. **August Update-** the lot has to be cleaned before it could be mowed, there is concrete, wood, etc on the land. Tom was go contact the city and see what they would charge to clean it.

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 prior to our meeting in September.

Meeting concluded 7:00 PM

Next Board Meeting will be September 13th, 2012 6 PM

Submitted by: Trish David