



BOARD MEETING MINUTES

Highland Lakes Habitat

Lake Shores Church – Marble Falls, TX

Thursday November 9, 2023

1. **Call to order:** 6:05PM
2. **Members in attendance:** Greg Mills, Tommy Schultz, April Gonzalez, Aaron Pyle, David Waldo, & Harry Born, Carol Barton, Celia Manlove
 - a. **Guests:** David Nobles, Rebecca
3. **Opening prayer:** Greg provided the opening prayer.
4. **Introduction of guests, if any:** Rebecca is interested in Affordable Housing and represents the Community Land Trust. She is interested in exploring options for her organization to work with Highland Lakes Habitat for Humanity.
5. **Approval and or correction of minutes:** Approved. 8 ayes, 0 nays. October board meeting was cancelled due to board member conflicts.
6. **Communication update:** Nothing to report.
7. **Family selection committee:** Current home partners and next home partners have completed required sweat equity hours at this point. Nothing else to report.

Carol Barton and April Gonzales will get together to bring Carol up to speed on HLHFH family selection process.

8. **Family Support committee:** Nothing to report.
9. **Treasurer's report:** Aaron Pyle provided treasurers report.

Aaron talked to Covey Financial about the delinquency process. Cost to process a foreclosure is \$2000. Partner turning over Deed in lieu of foreclosure is an alternative.

April will contact partners in jeopardy of foreclosure to request payment in 7 days.

Tommy to contact the partner furthest behind on payments. Board approved initiating foreclosure of this property.

Closing on 804 Sherwood Downs to be completed 11/13/2023.

Carol to handle closing for 800 Sherwood Downs. The board approved exploring Habitat Texas Habitat as an option.

Cadence Bank approved signers will be completed by 11/15/2023.

Board approved "Shared Appreciation" for future mortgages.



10. **Current build:** Recent progress includes completion of siding, city water hookup, electrical and plumbing roughin. Framing, electrical roughin and plumbing roughin passed inspection. Sheetrock and texture work is in progress.
11. **Next builds:** David is seeking bids for the foundation.
12. **Other items:**
 - a. Grants Update – Funds were received from the Legacy Fund and Women’s League. Rotary Grant will be submitted. – Celia Manlove.
 - b. Good Standing Status – Reinstatement to Good Standing with Habitat International is pending IRS processing of tax returns and reinstatement of 501C3 status. Required tax filings and 1023 have been received by the IRS in May; current processing time is 6 months. Tax return for 2022 is underway by our accountants. - Harry Born
 - c. Create Google Drive to store all files and share to board member emails.
13. **Adjourn:** 7:08 PM