HOUSING SERVICES MID MICHIGAN

February 14, 2017 Meeting

**Call to order**: President Bob Brown called the meeting to order at 2:08 p.m.

**Present**: Brown, Nicole Shannon, Jim Dexter, Dar Benjamin, Tom Reich, Levi Martin, Sue Hoffman, Sean Cotter, Denise Dunn (ex-officio). Fuller provided proxy to Cotter.

**Minutes**: Approval of the HSMM Minutes for December 2016. Move to approve minutes by Hoffman. Benjamin seconded. Motion carried.

**Old Business**:

Annual Board Meeting

Nominations Committee Report:

Karen Hathon was taken off the slate and will be thanked for her service. Motion to approve the 2017 Director Slate by Reich. Shannon second. Motion carried.

Brown nominated as President by Hoffman. Shannon second.

Cotter nominated as Vice President by Dexter. Shannon second.

The slate of candidates with Brown as President, Cotter as Vice President, Dexter and Treasurer, and Shannon as Secretary moved by Benjamin. Hoffman second. Motion carried.

**Acceptance of Financial Report**: Brown asked if there was a threshold where we the Board should be concerned over a discrepancy, proposing 10% as a baseline. Dunn explained the current software does not allow tracking of a 13th month. Dunn is evaluating options regarding tracking. Brown proposed having Dunn preemptively note if there was a discrepancy of 10% from the budget.

Dunn reported the NMS Round 6 funds were not spent and no extension was given.

Dunn reported the payoff on the building is $148.973.73. Dunn believes that it will not sell for that amount given other recent sales. Martin suggested expensing the depreciation to grants. Benjamin asked about refinancing. Dunn reported that if we got a construction loan it could be rolled together.

**Old Business, cont.**

Golf Outing:

Benjamin reported he met with the Sunfield Fire Department auxiliary to discuss having them take over the golf outing. He proposed splitting the staffing and proceeds 50/50. Shannon asked whether the sponsors would still be interested given that HSMM serves a broad geographic region whereas the Sunfield Fire Department serves a discrete area. The Board determined that we would need to ask Eaton Federal Savings Bank on how they would like to handle this as the primary sponsor. Cotter advised he would discuss it with the relevant individuals.

**Executive Director’s Report**: Dunn reported the HEART grants are all finally merged. The PATH grant has been funded for the partnership with Advent House. HSMM will subgrant to Advent House. Advent House will handle urban outreach and HSMM will do rural outreach. They will jointly interview for the positions.

Dunn reported that ECUW will likely merge with CAUW. This will likely be straightforward and we will automatically be affiliated with CAUW.

**New Business:**

CRA First National Bank Award**:** Awarded $500.

HUD Audit Issue Information: Dunn reported she had provided information to HUD regarding our risk-status, and the process is now complete.

HUD Announcement: We received $443,878, from the COC which is double what we originally received from HUD.

HUD Section 8 Changes: HQS inspections are now allowed to pass with comment unless the issue is sufficiently serious.

New Board Member: Sarah Martin from Flagstar is interested in joining the board. They previously had a member on the board. Hoffman moved to accept her as a new member. Dexter second. Carried.

The October Board Meeting is moved from October 10 to October 17.

Brown adjourned at 3:58 p.m.

Respectfully submitted,

Nicole Shannon

Secretary