

LCA Board Meeting 01-10-2007

Meeting Minutes

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I. REGULAR AGENDA ITEMS

A Walk-thru safety/insurance inspection

The walk-thru @ 7 pm at Quilambo Shofam (5023 Cedar) identified several missing items:

BASEMENT:

1. Extinguisher dated 2005
2. No smoke detector
3. Needs and work history:
 - Recently replaced sewer line

1ST FLOOR:

1. **Extinguisher dated 2005**
2. Needs and work history:
 - Recently replaced kitchen floor
 - Planning work on middle and front wood floors (sand and re-finish)
 - Planning to remove/repair broken stained glass (decorative / hazard)
 - Planning to jack up stairs that are pulling out/down from party wall.
 - Planning to jack up floor that is pulling down from front wall.
 - Are sagging/pulling issues signs of more major foundation/structural problems?

2ND FLOOR:

1. **Extinguisher dated 2005**
2. Smoke detector batteries iffy.
3. No fire ladder (not required 2nd floor)
4. Needs and work history:
 - Bathroom tile work planned
 - Recently flipped tub 180 deg. to allow free airflow from heater duct.
 - Recently re-configured shower/tub faucet and moved pipes to under floor level.

3RD FLOOR:

1. **Extinguisher dated 2005**
2. **Smoke detector iffy/dead batteries**
3. No fire ladder.
4. Needs and work history:

ATTIC:

We didn't have access to the attic (locked).

1. Shofam to certify proper installation of attic extinguisher and smoke detector.

B Community Check-ins

1. Shofam
 - Russel and Teresa reported...
 - Still just the men living there - lots of work going on; issue with being locked into a lease for Teresa. Operating an after-school program on site. Teresa and Russel talked about each being a kind of point person, each for some people living on two floors.
2. Tree House
 - Taina reported...
 - Fixed 1st and 2nd floor bay window roofs and identified a third leak as coming from splashed water in a bathroom, not a roof or plumbing leak.
 - Plumbing issues in several sinks.
 - Repaired 2nd floor middle wall, where there was water damage from the previous leak.

- Electric system overloaded on 3rd floor and attic (space heaters).
 - Basement is clean clear and DRY. No mold.
 - People Changes:
 - Teneri moving out in February.
 - Taina moving to Albany, NY ~ March.
 - New housemates Jen and Jitae working out great -- Taina nominating them for new Board rep(s). Or maybe Misia (previously Taina's substitute).
 - Pre-school moving out of Tree House and looking for new place to meet.
3. Vortex
 - Julie reported...
 - Got new windows from Kendall in NJ (2R, 3R and attic)
 - Barbara is now in hospice care at home. Had birthday 1/9/07. Focusing on taking care of last things for herself and people close.
 4. 4722
 - Teresa reported...
 - Stevie and Morgan moving into their new purchased house "no sooner than March 1" -- up in the air.
 - Basement leaks
 - Mural Arts still plodding along.
 - There's a large heat differential on a common thermostat, between 2nd and 3rd-floor apartments. Heat rises.
 5. Ailanthus
 - Robert reported...
 - New housemate Jamie Hanlon-Smith working out great. He just got job doing masonry; maybe he can repoint all our houses...
 - Requesting rollover maintenance for another phase of roofing -- Robert was kind of clueless, though, so the issue was tabled pending better info.
 6. Nyumbani
 - Naima reported...
 - Cameron still working out furlough, will move in soon; holding off on other new housemates until he's settled.
 - Basement flooding at front, sometimes rear; Garth says it's 'not the worst'.
 - Working to repay cost-share and unspent maintenance. Developing plans with Jaysun to upgrade back shed to reduce drafts to rest of house. Expenditures for the latter would dent the unspent (owed) maintenance dues balance.
 7. Percolator
 - Rob reported for Percolator (absent) that they're seeing water damage from pointing that's failing on many areas of brick walls.

C SCHEDULING: Next Meeting; NASCO Workshop

1. Next Board Meeting shall be Wednesday, February 21 at Tree House, beginning with a 6:45 pm walk-thru attended by a Tree-house rep. plus Russel and Teresa, maybe Naima, and anyone else who gets there for the walk-thru. The meeting will convene for business at 7pm.
2. NASCO-sponsored Workshop for Community Viability will be for LCA members, and held Wednesday, January 31, from 6:30pm to 9:30pm, location TBA (probably A-space), pending confirmation from Stevie (via Teresa) and from the grant funder that's paying the facilitator (through Julie). Each house is to bring a food/drink item, as it is a long session.

D REPORT: Finances

1. Naima presented the December Finance Report with amendments due to payments received since it was issues:
 - Tree House repaid the amount of its bounced check.
 - Tree House brought a check for December cost-share to this meeting
 - Nyumbani paid December cost-share 12/25/06.
2. Harmony House debt made the discussion, again.
 - Robert volunteered to call Sha'ifa-ma once per month to keep in touch about the debt.
 - Shofam (Russel and Teresa) said Sha'ifa-ma had asked to live with them. They had said no. There was discussion, whether Sha'ifa-ma could be allowed to become a resident of an LCA house under any circumstance. There was informal consensus that this would be a terrible idea, and some reasoning that the terms of her lease forbid it, given her default on rent owed.
 - Julie said she'd get answers re: options for using a collections agency; Teresa said Mariposa has expressed some interest in 'co-oping' bad debt (agencies like multiple accounts).

E ACTION ITEM: Automatic Agenda Items

1. The Finance Report indicated an agenda item for Tree House 2 months' late rent; Robert wanted to have some discussion, even though Tree House paid December at this meeting, bringing them to less than one month behind. There was concern over the long indebtedness of Tree House, upcoming turnover, absences from meetings. Taina held out hope for strong involvement by Jen and/or Jitae, and noted that Tree House has a lot of rent owing by departed housemates -- and is actively seeking to recover it by hosting fundraisers and other creative means. Robert requested that Taina communicate to her successor community members the importance of meeting attendance, especially in circumstances of indebtedness.

II. NEW BUSINESS

A TRIAGE: Tabling and Prioritizing Agenda Items

1. Robert had proposed an ambitious agenda and we hacked it down to something realistic.

B REPORT: Tree House presents on Housemate Financial Responsibility

1. Taina read and received comments on a housemate agreement for financial responsibility, with notice about sharing various costs, paying on time, and procedures for giving notice and leaving (without leaving debt).

C SCHEDULING: Special Meeting on Vortex House Sale (2/28/07)

1. After Taina left, we decided on Wednesday, February 28th, from 6pm - 8pm, at Nyumbani House, for the date of a first open discussion on the sale of

- Vortex House and attending issues.
2. We further agreed that questions and topics would be solicited and developed, prior to the meeting (although lengthy email discussions discouraged), and that someone would contact Julie prior, in case her presence were desired to answer factual questions about the proposal and the disposition of Vortex community.

III. TASK ASSIGNMENTS (ACTION ITEMS)

- A Teresa, Russel >>** Arrive 6:45pm at February Board meeting to cover walk-thru safety inspection at Tree House.
- B Teresa (4722) >>** Follow up w/ Stevie re: NASCO Workshop AND post workshop confirmed date to list (confirm with Julie re: funding).
- C Julie >>** Follow up re: funding for NASCO Workshop AND confirm with Teresa (4722).
- D Robert >>** Call Sha'ifa-ma each month to get update on payments.
- E EACH HOUSE (that's YOU!) >>** Bring food for all (pot-luck) to NASCO Workshop.
- F Taina >>** Post copy of her housemate responsibility agreement to the LCA email list.
- G SHOFAM >>** Certify that attic and other areas as identified during walk-thru, are equipped properly with smoke detector and charged, certified fire extinguisher.