

LCA Board Meeting 05-31-2007 Meeting Minutes

LOCATION: "Ailanthus" (4811 Springfield Ave.)
7 pm Walk-thru inspection
7:15 pm Convened

PRESENT:

Julie (Vortex),
Teresa, (4722),
Misia (Tree House)
Rob (Ailanthus),
Naima (Nyumbani)

MINUTES PREPARED AND SUBMITTED BY: Robert Monk, LCA Secretary and Ailanthus Board Rep.

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- B) SCHEDULING: Next Meeting JULY 5TH @ PERCOLATOR (4819 Springfield Ave.)
- C) REPORT: Community Check-ins
- D) REPORT: Finance Report (Appendix A - "Finance Report")
- E) REPORT & DISCUSSION: Harmony Debt
- F) REPORT & DISCUSSION: Maintenance

II - Business Forwarded from April Meeting:

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| A) PROPOSAL: Approve Appendix B - "Individual Member Agreements" | APPROVED |
| B) PROPOSAL: Appendix C - "Response Policy for Late Rents" | TABLED |
| C) PROPOSAL: Cancel Greyskull debt. | APPROVED |
| D) PROPOSAL: Cancel Jubilee Quarterly Reports demand. | APPROVED |

III - New Business:

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|---|----------|
| A) DISCUSSION > PROPOSAL: Shofam Lease Renewal | APPROVED |
| B) PROPOSAL: Request updated 'community vision' from each LCA Community | APPROVED |
| C) PROPOSAL: LCA to Join NASCO | TABLED |

IV - Announcements:

- A) AILANTHUS: Seeking new housemate, will email details to LCA list, and distribute copies of fliers for sub-distribution by other LCA folks.
- B) TERESA: Baby Shower June 10th, 11am - 3pm @4823 Baltimore Ave. (will email with details, including link to gift registry).
- C) MISIA: She is leading Sunday a.m. 'Stretch Classes' at Tree House, 9am - 10am, with a \$5 suggested donation.

MINUTES

I - Regular Agenda Items:

A) ACTION: Walk-thru inspection

The walk-thru inspection identified a question:

1. What are the requirements for location of the 3rd Floor fire ladder?

B) SCHEDULING: Next Meeting

The Board agreed on July 5th at 6:45 pm, at Percolator House (4819 Springfield Ave.) as the date of the next monthly meeting of the Board.

C) REPORT: Community Check-ins

1. 4722

- a. Teresa reported Morgan will re-assume place in 2nd Floor Apartment, rather than continue to sublet or to give up the apartment.
- b. The partnership w/ Mural Arts has been more drama, but its getting worked out.
- c. 4722 will have someone substituting as Board Rep. for Teresa in July/August (she'll be expecting then).
- d. A-Space continues to only just scrape by, paying rent late. Under-staffed.

2. Vortex House

- a. Julie reported satisfaction with the new mohogany floor Steve installed in half of the attic, using salvaged material.
- b. Vortex has offered Barbara's former room as office space to Mariposa Food Co-op (they're looking).

3. Nyumbani

- a. Naima reported Cameron is awaiting a 'green sheet' = full parole. Meanwhile, at home about half the week and doing great with the children.
- b. Malik graduated, going to Eckherd College in Florida -- will keep room at Nyumbani.
- c. Community contributions lifting some burden for Naima.
- d. Scheduling maintenance work (and spending unspent maintenance money) has proved a challenge. Talking with several contractors/workers.

4. Ailanthus House

- a. Robert reported Jamie will move out and Ailanthus is seeking a new housemate to take his room starting as early as mid-July but probably starting August 1.
- b. \$600 to Kurtz roofing stopped a leak. Recommend Kurtz. In retrospect, maybe we can do similar non-ladder/scaffold requireing roofing repairs ourselves.
- c. Jamie salvaged some paving stone and Ailanthus needs sand to set them into for a back yard patio.

5. Tree House

- a. Misia reported there had been check-signer issues affecting prompt payment of cost-share -- should be worked out and all paid up now.
- b. Tree House has a vacancy in their attic space, with Stevie (NASCO) and Sorena (sp?) interested. Some Board members expressed concern about summer heat in the attic.

- c. Tree House did a 'clean-out' workday recently.
- d. Misia is leading Sunday a.m. 'Stretch Classes' at Tree House, 9am - 10am, with a \$5 suggested donation.
- e. Maintenance: persisting roof leaks, plumbing drain line, back door.

6. Percolator

Rick reported by email as follows:

- a. Current community is Guede, Rick, Ian, and Red, and Aida (a friend of Red's who Red has done organizing work with) just moved in today. Tara (and Oni) is subletting til July. We are interviewing Dandy (Liz Sherry, someone I know, she is making a documentary film about the struggle for justice in the case of a slain trans woman in Philadelphia, we organized around this back in the day, she's a responsible person) about the possibility of her moving in.
- b. I believe we are up to date with costshare and dropped off the quarterly report that was due.
- c. Ian is interested about being the maintenance point-person for percolator and has knowledge/experience/interest around maintenance in general. I believe he signed himself onto the LCA list. His email is ibkimball1@gmail.com, if you are trying to gather a maintenance committee.

D) REPORT: Finance Report (see Appendix A - "Finance Report")

- 1. Tree House Financial Reports: Robert reported he met with Jennifer and Jete for the 2nd Financers' meeting -- Tree house has maintenance receipts for at least some of their un-reported quarters and needs to tally them up.
- 2. Pentridge Children's Garden unpaid taxes: Teresa reported that Jaysun spoke with Beth Pulsonella (sp?), who is involved in the project and said "I'll get right on it". ?? - will try to get in contact with Beth via Mariposa, to follow up.
- 3. Maintenance Fund: There's around \$3K available to issue for grants. Tree House will seek grant(s) for their back door and/or plumbing and/or roofing leak(s). Robert suggested using some available funds to have heating appliances in basements with high carbon monoxide (CO) levels (from home inspection report) evaluated, and repaired/replaced if urgent.

ACTION ITEM: Naima to contact plumbers for estimates to assess/repair/replace potential high CO-emitting appliances, or refer task to Robert in case of dead leads.

E) REPORT & DISCUSSION: Harmony Debt

- 1. Facilitation of repayment agreement dispute: Teresa reported that Stevie (NASCO) had no interest in being an unpaid mediator. Even for pay, he questioned his own status as unbiased/independent.
- 2. PROPOSAL: Set budget of \$200 to get mediator (Robert).
 - a. Others did not want to chase old debt with new money, at least by way of a mediator. NOT APPROVED
- 3. PROPOSAL: Robert to seek a facilitator, paid or unpaid, and explore fundraising or other options in case a good match is also a person who wants to be paid.

F) REPORT & DISCUSSION: Maintenance

Robert reported for the Maintenance Committee.

- 1. Distributed prioritization notes on the summary Home Inspection Reports (HIR's) for each building (except 4722). Request feedback on noted prioritization, plus a one-page listing of high-priority items identified internally by communities. Next step: meld info from reports, community feedback, and present LCA global priorities for more feedback and planning, then action.
- 2. Discussed CO detectors recommended for every floor - cheap and easy, code-required. Minimum immediately: have one working in basement.
- 3. Trama Roofing follow-up:

ACTION ITEM: Julie to continue pursuing details from Percolator, and request refund from Trama.

- 4. Heating appliance check-up (furnaces, water heaters): The HIR's indicated 2 or more basements with red-flag levels of CO, probably due to issues with a heating appliance. We should have this checked out (see Finance Report maintenance funds item, above).

II - Forwarded from April Meeting:

A) PROPOSAL: Approve Appendix B - "Individual Member Agreements and Expectations" (three documents) APPROVED

Meeting participants suggested and agreed informally upon several new amendments for the agreements and "Expectations" documents. Russel had not seen the document, and members of Tree House indicated it would be news to some of their community members, as well. The meeting agreed to incorporate amendments and submit the documents for a final round of notice and comment, prior to a decision at the Board's meeting in May.

RESOLVED: The LCA incorporates these documents as official policy, and requires all residing members to sign as indicated within them, effective immediately.

B) PROPOSAL: Approve Appendix C - "Response Policy for Late Rents" TABLED
There was consensus that the policy should be more approachable, say, with bullet points, to encourage signers to actually read and understand before signing.

ACTION ITEM: Julie to post condensed edition of "Response Policy for Late Rents" for review and Board approval at a future date.

C) PROPOSAL: Cancel Greyskull debt. APPROVED
Per its discussion at the March '07 regular meeting, the Board approved the proposal.

RESOLVED: The LCA Board declares debt of the community Castle Greyskull owed to the LCA 'bad debt', and directs the Bookkeeper to remove the debt from LCA balance sheets.

D) PROPOSAL: Cancel Jubilee Quarterly Reports demand. APPROVED

RESOLVED: The LCA Board shall seek no further for an accounting of maintenance dues income and expenditures from the community Jubilee, and directs the LCA's Bookkeeper to remove these overdue 'quarterly reports' from his own reports and accounting to the LCA.

ACTION ITEM: Julie to remind Steve to follow the Board's direction on items "C" and "D"

III - New Business:

A) DISCUSSION > PROPOSAL: Shofam Lease Renewal APPROVED
Shofam's 1-year trial lease terminates in July. The Board expressed concerns about occupancy and a perceived flux in Shofam's vision for itself as a community, but determined to invite Shofam to renew its lease on terms similar to those of the other existing communities (download a copy of the lease and bring a signed copy to a Board Meeting for the President's signature).

RESOLVED: The LCA invites Shofam to update its lease on the same terms as other existing communities.

B) PROPOSAL: Request updated 'community vision' from each LCA Community APPROVED
Robert proposed this in response to concerns about Shofam's vision; it is also an annual requirement of communities specified in the "Expectations" document approved during this meeting.

RESOLVED: Board requests all communities to bring and present an expression of their current vision, at the July 5, 2007 Board Meeting.

ACTION ITEM: Naima to contact Shofam and Percolator directly, since neither was represented at this

meeting.

C) PROPOSAL: LCA to Join NASCO

TABLED

Teresa noted that the roughly \$500 membership provides the LCA and all its individual members access to many resources we have discussed need for in the past year. Mediation or referral to a mediator is one resource, and would address a current need. The Board had some energy to fundraise for the membership fee. Teresa asked that Board Rep's refer the question to their respective communities for feedback, prior to a decision by the Board.

ACTION ITEM: Board Rep's to solicit their communities' feedback on this proposal.