

LCA Board Meeting

May 20, 2008

Present

Julie (Vortex), Morgan (4722 Assoc.), Rick (Percolator), Jete and Misia (Tree House), Robert (Ailanthus)

Minutes prepared by: Robert Monk, LCA Secretary

OUTLINE / EXECUTIVE SUMMARY

I Regular Business

- A. Community Check-ins -- some turnover @ Perc. and TreeHouse, Tree House roofing in contract.
- B. Finance Report -- We have ~\$10,000 in e-reserve plus \$20,000 in savings toward roofing.
- C. Next Meeting -- June 18th, 6:45pm @ Shofam (5023 Cedar Ave), pending location confirmation.

II Old Business

none

III New Business

- A. DISCUSSION: How to Avoid and Better Respond to L&I Violations
- B. PLANNING: Flea Market & A-Space
- C. PLANNING: Jim Jones Welcome Committee (and planning for finance consultation)
- D. PLANNING: New Community / House Pre-maintenance
- E. DISCUSSION: Shofam -- meeting participation, missing quarterly reports, occupancy

MINUTES

I REGULAR BUSINESS

A. Community Check-ins

1. PERCOLATOR

Francesca's daughter Esme trapped in Panama short of money to get back. Working on yard cleanup. Still debate over bamboo solutions. Adrian has been subletting on various people's rooms for a while -- now subletting from Ada who's in Italy organic farming.

Sidewalk done. ~ 800-\$900.

2. TREE HOUSE

Kurtz now in contract. Asbestos questions -- ?
Dante and Valerie moving out -- Tree House will need a summer sublet.

3. AILANTHUS

Looking for Mason

Dependable Concrete

4. 4722 ASSOCIATION

Morgan's housemate moving out. 3rd Floor apartment ("Community #1" from the new community interviewing process to fill 1014 S. 47th)

B. Finance Report

Some concern that if Naima and Cameron's house purchase doesn't go thru, deposits for a rental instead will be out-of-pocket rather than move-in costs coming out of purchase financing, and this may affect immediate payment of unspent maintenance.

~ \$20,000 in general fund.

~ \$10, 000 in emergency fund

C. Next Meeting -- June 18th, 6:45pm @ Shofam, pending confirmation of

location by Misia.

II OLD BUSINESS

none

III NEW BUSINESS

A. DISCUSSION: How to Avoid and Better Respond to L&I Violations

Several houses receiving several violations, often for a different house. One violation had two different addresses listed as the address of the violation.

Addresses mixed up. Actual violations not clear. Actual address of violations not clear. Impossible to rewind time to see if violations are valid.

Where do we want notices to go?

Books Thru Bars apply for a new address?
Have violations sent to Treasurer's address.

APPROVED:

Send to both violator and Treasurer's address.
if no duplicate mailing, then send to address of violator.

APPROVED:

Offer recovery bonus percentage for any amount deducted from total requested by L&I.

We subsequently polled which houses would still go ahead and pay right away, and everyone said they would, discouraging volunteers Rick and Misia from pursuing a career in red tape cutting.

B. Flea Market & A-Space

July 26th. Misia to send email.

Concerns:

- Publicity

- Setup / take-down and cleanup crew
- Shifts for sitting cash box
- Promoting LCA/ fundraiser aspect

C. Jim Jones

1. Core meeting Thrs. 29th afternoon? (if Teresa available).

2. Itinerary

Tuesday -- dinner at Vortex

Wednesday day -- Jete tour Tree House

- Jete to take Jim Jones by Shofam.

3. Connect him with Notsquat, West Philly Housing Collective, Fancy House (contacts from Morgan?)

- 215 474 6459 Notsquat
- WPHC Jen - 215-880-8730
- Stevie for NASCO stuff.

4. Not much energy for connecting with NASCO.

D. New Community / House Pre-maintenance

Deposit due July 1. Rent due 10th. Teresa to coordinate with Naima on exact move-out date.

Jaysun: if help needed or grants, get in touch.

E. Shofam

1. Word is Theresa (sp?) is back with son, there may be other new occupancy.
2. 6 quarterly reports behind, in spite of grant approval conditional on current with receipts = \$6,000 unaccounted for.
3. APPROVED: Misia to call russel concerning meeting participation, reports.
4. APPROVED: Rob, Jennifer and Misia (or individuals) will go to Shofam with a laptop and help type receipts and/or Russel's memory into the maintenance database to get Shofam records current.
5. APPROVED: As of next board meeting: quarterly reports are current, OR: further discussion with Russel present, probably leading to a deadline of 30

days from the date of the meeting, to have the reports current.

In reaching this resolution for action, Robert noted that the late rents policy as far as he could remember has no provision for late maintenance accounting, but perhaps should, given the amounts of money involved. He proposed initiating an escalating schedule of planning, then mediation, then arbitration for Shofam in the event deadlines for getting current with maintenance reporting are not met.

Concern was raised about 'getting all landlordy', aka, recreating unhealthy systems of power in this situation. Consensus was an attempt to offer whatever support necessary to provide for historically absent accountability within the LCA for maintenance spending in various communities.

May 2008 Financial Report:

Who owes what:

Ailanthus -- All Paid up

Nyumbani -- Owe \$2 (Old Cost Share) & May Cost Share, \$1384 unspent maintenance money, Q1&2 financial report

Percolator -- Owe May Cost Share Q1&2 financial report

Quilumbo Shofam -- Owe \$90 May Cost Share, Final Financial Report and receipts from Q1,2,3, Q1&2 financial report

Tree House -- Owe \$469.99 (Oct 05), \$184 unspent maintenance money, Q2 financial report

Vortex -- All Paid up

4722 -- All Paid up

Pentridge Children's Garden -- \$459 (\$246 this year, \$213 last year's property tax)

Harmony House -- Owe (Jun& Jul '06), (Sept, Oct, Dec-Feb, April-Dec '07), (Jan - May '08). loan installments (received a payment in 8/06, 11/06 & 3/07)

Harmony House -- \$10976 Debt from FY03-04 & 04-05 & 05-06 (Original Debt was \$7600 in Owed Cost Share + in \$5076 Owed Maintenance, so far they have paid \$1600)

Current Balance:

\$20048 in our general fund (This can be used for maintenance grants)

\$10,000 in our emergency fund (the goal is to have \$10,000 for emergency maintenance)

\$3600 set aside for our property taxes which are due in February (I am setting aside \$1200 a month)

Agenda Items:

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Notes:

Please do not give me cash for cost share.