



Meeting Minutes February 2, 2008

**I. CALL TO ORDER/WELCOME – 11:05 A.M.**

- A. Attendance
  - 1. Voting Members in attendance: Tom Olver, president; Scott Sawyer, vice president; Scott Nadeau, communications director; Robert Hempton, director; Jon Eadie, director; Mike Wharton, Director; Matt Brauer, director; Robert Hunter, colony president
  - 2. Voting Members not in attendance: Steven Grenus, director; John Coe, director; Will Hilliker, director; Marty Kaiser, director
  - 3. Others in attendance: Phil Klassen, Chris Saylor, Thomas Younger
- B. Introductions – Everyone in attendance introduced themselves

**II. COLONY PRESIDENT'S REPORT**

**ROBERT MCKNIGHT HUNTER**

- A. The colony elected a new e-board in December
  - 1. President – Robbie Hunter
  - 2. Vice President – Phil Klassen
  - 3. Treasurer – Jeff Zapolski
  - 4. Secretary – Thomas Younger
  - 5. Risk Management – Shane Farrell
  - 6. Pledge Educator – John Reineke II
  - 7. Recruitment – Brandyn Lawson
- B. Two main goals for this semester: get the charter back and win a Knox award
  - 1. The Beta Theta Pi Board of Trustees unanimously approved our application to petition for charter during its December meeting
    - a. Convention is August 7-10 in Dallas, Texas
    - b. Charters are typically announced on Friday night at Convention
  - 2. John Reineke II is compiling information for both awards
- C. Recruitment
  - 1. 13 Bids were given out in the first week, four the second week (13 ended up pledging)
  - 2. The average fraternity size at CMU is 31
  - 3. There are currently 25 actives in the Colony
- D. Academics – Grades were lower than expected but still above the all-men's average
- E. Philanthropy – three events are in the works
  - 1. Date auction to benefit Big Brothers/Big Sisters
  - 2. Blood drive
  - 3. "King of the Wing" buffalo wing eating contest
- F. Leadership Development
  - 1. People will be signing up for leadership development opportunities
  - 2. May be looking to fundraise so that more men can attend
- G. Vice President
  - 1. A "Weekly Wooglin" award has been established
  - 2. The Kai Committee is going to be more active this year planning brotherhood events

**III. PROPERTY MANAGEMENT/IMPROVEMENTS**

- A. Partlo Property Management is doing a good job of managing the day-to-day operations of the house
- B. P.O. Box
  - 1. The EGHC has used the P.O. Box for years, it has been checked by Phil Adler
  - 2. Linda Partlo (Partlo Property Management) is willing to deposit all checks to the EGHC account
  - 3. EGHC may discontinue P.O. Box and direct all mail to Partlo Property Management
- C. Leasing
  - 1. Nine Leases are signed
  - 2. More may sign

**IV. FINANCIAL REPORT – BUDGET DISCUSSION, RESOLUTIONS**

*(Budget information does not appear in the public section of the web site. Please visit [http://www.epsilongamma.org/MembersOnly/eghc\\_financial.htm](http://www.epsilongamma.org/MembersOnly/eghc_financial.htm) for more information)*

1. Olver showed First (August-October) & Second (November-January) Quarter Reports
2. Olver presented and explained the budget through January 31, 2008
3. Olver presented several account statements
  - a. Checking as of 1/31/08 including restricted and unrestricted amounts
  - b. Partlo Property Management/EGHC account
  - c. Isabella Bank & Trust Loan Balance as of 1/31/08
  - d. IB&T Line of Credit Balance as of 1/31/08
  - e. CMU Chapter Fund as of 12/31/07
2. *Capital Fundraising Initiative* update
  - a. Active fundraising has been discontinued
  - b. Reminders are being mailed by Olver, but they are not any more effective than e-mails were
  - c. A significant number of members are not maintaining their pledge payment

## V. CONTINUOUS IMPROVEMENT PLAN

TOM OLVER

### A. Basement/Library

1. William Zeoli (Zack Zeoli's father and honorary initiate) has pledged \$30,000 to renovate the basement with the condition that the space be used as a study/educational area
2. Paul DeRoche has pledged \$5,000 for the "Paul DeRoche" library on the third floor
3. Phil Klassen presented the following idea to the Board on behalf of the Colony:
  - a. Move the library to the basement
    - i. This will keep the study/meeting area away from the living areas
    - ii. This will allow room for two to three people on the third floor
    - iii. EGHC cannot afford to renovate the basement for occupancy right now
    - iv. No one wants to live in the basement as is
  - b. New basement plan ([see attachment A](#))
    - i. Library with bookshelves, chairs and study tables
    - ii. Small study room
    - iii. Storage room for ritual equipment/chapter archives
    - iv. Small bathroom with toilet and sink (no shower)
  - c. Procedure for allocating the donation
    - i. EGHC would apply for a grant for a Dedicated Educational Area from the Beta Theta Pi Foundation
    - ii. If approved, Mr. Zeoli would donate the money to the Beta Theta Pi Foundation (501c)
    - iii. Beta Theta Pi Foundation would pay for renovations
    - iv. Any remaining funds would potentially be used for undergraduate scholarships
4. Bob Hempton moved to have the EGHC take the following actions and set conditions before we approve the proposal to renovate the basement; Eadie seconded; motion passed
  - a. First - Get a commitment from Mr. Zeoli
  - b. Second - Talk to Paul DeRoche about the proposal
  - c. Third - Get signed leases to fill the house (12)
  - d. Fourth - Get at least two bids for the construction work
  - e. Fifth - Apply for the DEA grant

### B. Landscaping

1. Bryan Hix has pledged and contributed funding
2. Plans need to be drawn up

### C. Future Projects

1. Apartment bathroom renovations
2. Flag and letter lighting — Partlo to secure bids
3. Parking log paving
4. Accessibility ramp for house

## VI. BOARD MEMBERSHIP/OFFICERS/TRANSITION PLANNING

- A. Board membership (See attachment B)
  - 1. Terms are up for Olver, Coe and Hempton in August
  - 2. Olver is leaving the board
  - 3. Hempton is undecided, Coe has not indicated intent
- B. Officers
  - 1. Olver will not re-up as president
  - 2. Nadeau has volunteered to serve as president
  - 3. Treasurer position is still vacant, needs to be filled
- C. Transition
  - 1. Olver handed out operating calendar spreadsheet (part of the financial documents for this meeting. Please visit [http://www.epsilongamma.org/MembersOnly/eghc\\_financial.htm](http://www.epsilongamma.org/MembersOnly/eghc_financial.htm) for more information.)
  - 2. Current board/officers will look for replacements

**VII. ACTIVITIES**

- A. Robert A. Seeber/Lenny Varner International Pig Roast
  - 1. Chris Saylor is coordinating the event for the Colony
  - 2. April 19<sup>th</sup> at Island Park in Mt. Pleasant
  - 3. Pavilion has been reserved
  - 4. Chris Saylor will be sending out a letter/invitation to all alumni
- B. Golf Outing
  - 1. July 12, 2008
  - 2. Committee is currently getting proposals from various courses
- C. Tigers Game
  - 1. Chris Saylor is checking on an active/alumni outing in August or September
  - 2. Package will include game tickets and a buffet
  - 3. Possible date is August 30<sup>th</sup> vs. Kansas City
- D. Poker Game
  - 1. Bob Hempton may investigate
  - 2. Will be held as a social event and not a fundraiser

**VIII. VICE PRESIDENT REPORT**

**SCOTT SAWYER**





- A. Scholarship deadline is May 30
- B. There is \$3,500 available for the 2008-09 school year
- C. \$7,300 worth of scholarships have been awarded to date
- D. 14 individuals have sponsored 24 scholarships to date

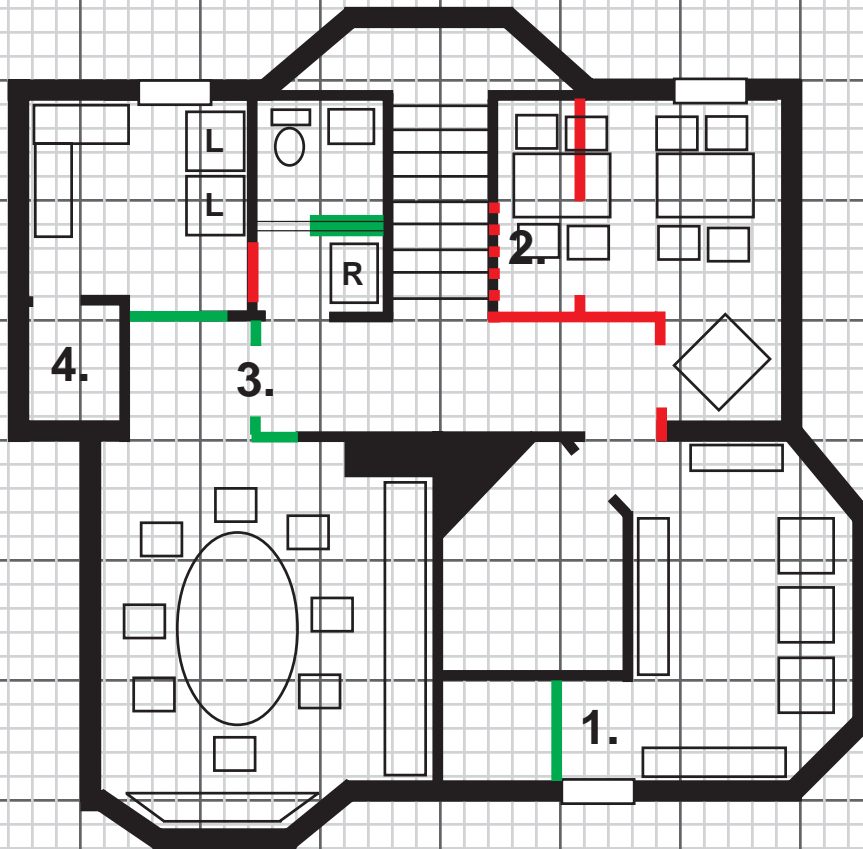
**IX. NEW BUSINESS**

- A. Summer Housing
  - 1. Klassen indicated that five people are interested
  - 2. Bob Hempton moved to allow summer occupancy in the house under the conditions that at least five people sign leases and allow a minimum of a one week "between" leasing periods; if less than five sign leases, only two will be allowed to lease the back apartment. Sawyer seconded, motion passed

**X. ADJOURNMENT 1:35 P.M.**



-  Wall to be added
-  Wall to be removed
-  Half wall
-  Pocket Door



1. Window egress may be an issue in the library. If so, the door (or “secret panel” would have to be moved to the west side of the window.

2. Consider option of a half wall along the staircase to open up the study space.

3. Squaring up the door will allow for more room for the entrance into the laundry/bath.

4. This closet could be cleaned up and used for additional storage.



**EPSILON GAMMA HOUSING CORPORATION  
BETA THETA PI FRATERNITY**



**TERMS OF OFFICE**

OFFICE	NAME	YEAR	JOINED BOARD	TERM ENDS
PRESIDENT	TOM OLVER	98	NOVEMBER 2000 <sup>1</sup>	SUMMER 2008
DIRECTOR	JOHN COE	91	JANUARY 2005 <sup>2</sup>	SUMMER 2008
DIRECTOR	BOB HEMPTON	89	NOVEMBER 2005 <sup>3</sup>	SUMMER 2008
VICE PRESIDENT	SCOTT SAWYER	98	JULY 2003	SUMMER 2009
COMMUNICATIONS	SCOTT NADEAU	89	OCTOBER 2002 <sup>4</sup>	SUMMER 2009
TREASURER	STEVE GRENUS	88	JANUARY 2001 <sup>5</sup>	SUMMER 2009
DIRECTOR	MARTIN KAISER	01	AUGUST 2006	SUMMER 2009
DIRECTOR	JON EADIE	93	AUGUST 2007 <sup>6</sup>	SUMMER 2010
DIRECTOR	MIKE WHARTON	93	AUGUST 2007 <sup>6</sup>	SUMMER 2010
DIRECTOR	MATT BRAUER	90	AUGUST 2007 <sup>6</sup>	SUMMER 2010
DIRECTOR	WILL HILLIKER	96	AUGUST 2007 <sup>6</sup>	SUMMER 2010
DIRECTOR	ROBBY HUNTER	09	JANUARY 2008 <sup>7</sup>	JANUARY 2009

**NOMINATIONS (VOTED ON AT THE ANNUAL MEETING)**

OFFICE	NAME	OFFICE ENDS	TERM ENDS
PRESIDENT	SCOTT NADEAU	SUMMER 2009	
VICE PRESIDENT	TBD	SUMMER 2009	
COMMUNICATIONS	TBD	SUMMER 2009	
TREASURER	TBD	SUMMER 2009	
DIRECTOR	OPEN (COE)		SUMMER 2011
DIRECTOR	OPEN (HEMPTON)		SUMMER 2011
DIRECTOR	OPEN (OLVER)		SUMMER 2011

<sup>1</sup> Olver was elected to a special one-year term in August 2007 when the Board grew from nine to 12 members.

<sup>2</sup> Coe filled the vacancy created by J. Eschelbach's resignation. He was elected to a three-year term in Aug. 2005.

<sup>3</sup> Hempton was elected to complete a three-year term that began in August 2005, replacing Andrew McDonald.

<sup>4</sup> Nadeau was elected to a three-year term in October 2002 when the Board grew from six to nine members.

<sup>5</sup> Grenus was elected to a special two-year term in August 2007 when the Board grew from nine to 12 members.

<sup>6</sup> Eadie, Wharton, Brauer & Hilliker were elected to three-year terms in August 2007 when the Board grew from nine to 12.

<sup>7</sup> The colony president's Board term coincides with the Colony's terms of office. First began in August 2006.