

Epsilon Gamma Housing Corporation
Meeting Minutes January 31, 2009
28592 Orchard Lake Rd., Suite 360, Farmington Hills, MI 48334

I. CALL TO ORDER/ROLL CALL

- A. Call to Order by President Scott Nadeau at 11:05 A.M.
- B. Roll Call-Attendance
 - 1. Voting Members in attendance: Scott Nadeau, President, Scott Sawyer, Vice-President, Phil Klassen, Treasurer, Jonathan Eadie, Secretary, Michael Wharton, Director, Justin Mack, Director/Chapter President, Robert Hempton, Director, Jeff Wandzel, Director, Steve Grenus, Director (via Telephone).
 - 2. Voting Members not in attendance: Matt Brauer, Director, John Coe, Director
 - 3. Others in Attendance: Chris Saylor, John A. Reineke II., Kyle Schierlinger, Jacob Zolynski, Carl Ahern, Thomas Ahern, Dan Loman
- C. Approval of Minutes from 8/16/08-Moved by Eadie, Seconded by Hempton, no discussion, adopted by acclamation.

II. WELCOME AND INTRODUCTIONS

- A. President Scott Nadeau welcomes all in attendance.
- B. Everyone in attendance introduced themselves.

III. CHAPTER PRESIDENT'S REPORT-JUSTIN MACK

- A. Good attendance at Alumni events-chapter appreciates
- B. Starting the Sisson and Knox applications in Feb.
- C. 10 projected in the house-13 hoped for.
- D. Pig Roast on April 18, 2009

**** Financial Reports do not appear in the public area of the web site, to view financial reports, please go to:**

http://www.epsilongamma.org/MembersOnly/eghc_financial.htm

IV. FINANCES/BUDGET

- A. Budget vs. Actual report through January 31, 2009
 - 1. Scott Nadeau consolidated financial information into one notebook
 - 2. P and L doesn't show summer taxes 2008 as paid.
 - 3. Capital contributions not tracking well.
 - 4. One extra in the house for spring 2009-extra revenue.
- B. Statement of Accounts
 - 1. Checking: **
 - 2. PPM Account: **
 - 3. IB&T Loan Balance: **
 - 4. Line of Credit Balance: **
 - 5. Barn Door Furniture Credit Balance (Ken Breen): **
 - 6. CMU Chapter Fund: **
- C. Amended Budget 2008-09
 - 1. Budget has **
 - 2. Summer and Winter taxes paid
 - 3. Maintenance costs tracking lower than expected

4. 11 month lease will lead to expected increase in revenue (depending on number of residents)
5. Discussed amendments to the 2008-09 budget.

V. CAPITAL FUNDRAISING INITIATIVE UPDATE

A. Housing Donations

1. Amount Donated so far this year: **
2. Amount Expected: **
3. Non-Payers must be removed from signs in the house.
 - a. Phil Klassen will remove the signs
4. Non-Payers have been removed from flyer.

B. Non-Housing Donations

1. Amount pledged: approx: **
2. Amount Donated: approx: **

C. 2010 Plans for Capital Fundraising

1. This is the time for a new fundraising drive-most of the scholarship donation pledges end in 2009, remainder in 2010.
2. Discussed possible plans for new fundraising drive
 - a. 3rd party fundraising-outside organization
 - b. Looking for a brother (or brothers) to take initiative and perhaps offer them a percentage of amount raised as incentive.
 - c. Discussed whether we wanted to direct scholarships specifically toward academics (and giving the winner the money directly) or whether to direct toward BΘΠ leadership programs.

VI. ACTIVITIES

A. 2009 Seeber/Varner International Pig Roast-April 18 at Island Park in Mt. Pleasant

1. Hope to get biggest participation yet-largest hog ever ordered.
2. Bob Seeber planning on calling roll numbers ΕΓ 1-120 personally to generate interest, Michael Wharton, ΕΓ 121, expressed his disappointment.
3. Bob Seeber is looking for a brother in the ΕΓ 180-210 area to call brothers.
4. Discussed ideas about creating interest
 - a. Planning activities for families, especially young children
 - b. Actives vs. Alumni softball game or some other event
 - c. Texas Hold'em tournament-Reineke is a Mason in Mt. Pleasant and could possibly get the hall for the night before.
 - d. Possible father initiation.

B. 2009 Golf Outing

1. 20th Annual event-want to make special
2. Tentative date July 11, 2009 with Wharton and Eadie as co-chairs
3. Reineke proposed Whispering Pines in Hamburg as potential site (he is family friends with the owner)
4. Reineke and T. Ahern volunteered to assist with outing

C. 2009 Homecoming & Bubba's Beta Brunch-brief discussion about mechanics of the day and how people come and go. Success of the tailgate.

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- D. 2010 Silver Anniversary Banquet
1. Discussion about event-possibly in conjunction with 2010 Homecoming or Western Weekend
 2. First choice for venue Soaring Eagle, other possibilities: Comfort Inn, or on campus.
 3. Tom Bussineau on the committee. Jeff Wandzel, Thomas Ahern, Michael Wharton, Justin Mack and Bob Hempton agreed to join the committee or assist as needed.
 4. Discussed possible campus gift-status unchanged from August meeting. Tom Olver is working on it. Looking at Warner Mall where sidewalks come together.
 5. Discussion as to whether to make it a black tie event-decided to wait until we are closer to the event.
- VII. SCHOLARSHIPS/AWARDS/COMMUNICATIONS
- A. Initiation Incentive
1. Moved to a web-based system, all information on the EF website
 2. Recruits are not being reported
 3. Chapter members do not believe the program is being used effectively. Do not expect many if any of the new initiates to use the program.
- B. Scholarship Committee Process for 2009
1. In the past all applications went through VP (Scott Sawyer) who tried to get help, generally it was him and his wife. Scott looking for help in 2009.
 2. Proposal that the Housing Corp. Board (non-student members) will review the applications with Scott this year.
- C. Web Site Up-dates
1. Photographs moved to an external site
 2. Redesign coming in 2009 to coincide with General Fraternity redesign
- D. Newsletter
1. No issue in September 2008 due to budget constraints
 2. New issue coming in March 2009-with emphasis on Pig Roast.
 3. Chapter is paying for a portion of the newsletter.
- VIII. PROPERTY MANAGEMENT
- A. Leasing Information for 2008-9-no problems with collection of rent or damages thus far. One extra resident in Spring 2009 (extra revenue)
- B. Leasing for 2009-10
1. Moved to 12 month lease
 2. Rent per month was lowered \$5 per month
 3. Proposed a 15% premium for single rooms if the house is not full-brief discussion.
- C. Summer 2009 Leasing
1. Proposal to allow month-to-month lease at \$300 per month
 2. Proposal to increase rent to \$800 for the entire Summer
- D. Insurance Quote-Scott Nadeau received an e-mail from a Fraternity House insurance specialist backed by Lloyd's of London who asked if he could provide a

quote for the house. It was agreed that no vote was needed to solicit the quote and Scott Nadeau was asked to explore.

E. House Energy Analysis

1. Chris Saylor invited his Professor Bruce Frost to walk through the house to analyze “Go-Green” possibilities. He was very impressed by 1st floor-no changes needed. He suggested to re-seal windows on 2nd and 3rd floors.
2. Approval of small changes: Chris Saylor was looking to get approval to get reimbursed for small improvements as needed and recommended by Prof. Frost. It was discussed that the Furnace filters need to be replaced every six (6) months as well.

IX. CONTINUOUS IMPROVEMENT PLAN

- A. Access Ramp-Norm “Pappy” Andersen and Paul “Bubba” Koehn donated the ramp up the back steps. Donated out of pocket \$600. They were reimbursed \$200 by the chapter and are looking for additional donations for reimbursement.
- B. Flagpole Light-Donated by the Fall 2008 pledge class. May need additional work before it is considered a permanent solution. Looking for a plaque as well.
- C. Basement
 1. Zeoli plan is not likely-Zack Zeoli has left school to model.
 2. The plans remain and the actives are looking to go forward with some renovation-Jake Zolynski in charge on the active side. They have approximately \$1500-\$2000 to work with from donations.
 3. Jake Zolynski’s father has volunteered to assist with the renovations.
 4. Discussion as to how the DeRoche Library (and his donation pledge) could be incorporated, actives informed that DeRoche may be receptive to donate if the common room matched his vision of a library.
 5. Bob Hempton agreed to serve as an advisor on the project on behalf of the Housing Corp. board.
- D. Landscaping-Bryan Hix donation. Actives will make a plan for landscaping when weather warms.
- E. Priorities for renovations-Not discussed due to time constraints.

X. ELECTIONS

- A. Board opening due to Will Hilliker’s resignation. Hilliker’s contributions to the Board were recognized.
- B. John A. Reineke II. nominated to complete Hilliker’s term by Mack, seconded by Sawyer-no other nominations, no discussion-approved by acclamation.
- C. Summer 2009 meeting-terms up for Sawyer, Wandzel, Grenus and Nadeau.

XI. OLD BUSINESS

- A. Annual Reports-Past filings due to the state have been filed and all registration fees have been paid. EF Housing Corp. in good standing with the State of Michigan. Scott Nadeau has replaced Steve Martineau as the Registered Agent.
- B. P.O. Box 151 is now an EF rental-Phil Adler had maintained the box, it is now in the name of EF Housing Corp. and maintained by Phil Klassen.

- C. Security Deposits have been removed from main account as requested at the August 2008 meeting.
- D. Advertising has been added to the web-site-no revenue yet.
- E. House Alcohol Policy-New proposal presented by Justin Mack, Chapter President on behalf of the chapter executive committee. Mack presented the policy and the merits were discussed by all present, voting members and non-voting members.
 - 1. Proposal details
 - a. Storage allowed in the bedrooms of of-age brothers with a strict check-in/check-out policy.
 - b. Alumni of EΓ may consume alcohol in moderation in any part of the chapter house.
 - c. Active brothers may consume in the house during pre-selected dates approved by a ¾ vote of the chapter and 50% of the housing corp. board.
 - d. Any alcohol privilege may be taken away by any active executive board member or member of the EΓ Housing Corp. Board if abuse of the privilege is suspected.
 - 2. Mack stated that the storage portion of the proposal is separate from the consumption portion and that the proposal had not been officially approved by the chapter.
 - 3. Discussion included concerns about the possible abuse of the check-in policy and it's mechanics in practice, its effect on Men of Principal, alumni donations, insurance and the current leases (which forbid alcohol in the house). Mack was advised to prepare a more detailed proposal and discussion would continue on-line.

XII. NEW BUSINESS

- A. Amended Budget proposal-no additional discussion, Hempton moved, Sawyer seconded-approved by acclamation.
- B. Summer Lease increases from \$600 to \$800 for full summer, Sawyer moved, Mack seconded-Discussion-it is not in line with what other people charge for summer rent and it is believed we would be unable to rent at that rate. Motion defeated by acclamation.
- C. Summer Lease month-to-month \$300 per month-Klassen moved, Reineke seconded, no additional discussion (discussion included in summer rate increase), passed by acclamation.
- D. 2010 Premium room charge-Sawyer moved, Wharton seconded, no additional discussion, passed by acclamation.
- E. Sell Barn Door Bunk Beds- discussion that the beds are not being used, that they are taking up space in the basement and are losing value. Discussion on how to proceed. No decision made, chapter to explore and bring to board possibly by e-mail.
- F. Small Energy Improvements-Brief discussion re: how to proceed, Eadie moved and Reineke seconded to allow Chris Saylor to make recommended energy improvements and be reimbursed for up to \$150 without prior approval of the board, passed by acclamation.

- G. New Alcohol Policy-Proposal tabled until proposal edited and approved by the chapter and house members-so moved by Reineke, seconded by Mack, Eadie offers amendment to allow storage portion of proposal to be considered by e-mail, approved by acclamation.
 - H. Next meeting set for August 15, 2009 at 814 S. Main, Mt. Pleasant, MI-passed by acclamation.
- XIII. ADJOURNMENT-2:00 P.M.-moved by Grenus, seconded by Reineke, approved by acclamation.