



Meeting Minutes August 16, 2008

I. CALL TO ORDER/WELCOME – 10:10 A.M.

- A. Attendance
 - 1. Voting Members in attendance: Tom Olver, president; Scott Nadeau, communications director; Robert Hempton, director; Jon Eadie, director; Mike Wharton, Director; Robert Hunter, colony president ;Will Hilliker, director (present via video)
 - 2. Voting Members not in attendance: Scott Sawyer, vice president; Steven Grenus, director; John Coe, director; Matt Brauer, director
 - 3. Others in attendance: Phil Klassen, John Reineke, Chris Saylor, Justin Mack, Norm Andersen, Mark Andersen, Thomas Ahearn, Kris Steinglein
- B. Introductions – Everyone in attendance introduced themselves

II. COLONY PRESIDENT’S REPORT

ROBERT MCKNIGHT HUNTER

- A. The chapter received the charter back at the 169th General Convention in Dallas
- B. The chapter won a Sisson award
- C. School starts in a week and a couple days
- D. The chapter is currently planning a re-installation banquet for November

III. ACTIVITIES

- A. Golf Outing was successful, hope to have even more participants next year
 - 1. Eadie will talk to course about being charged for extra dinners
 - 2. Bill has not been paid yet
- B. Homecoming
 - 1. October 11th vs. Temple
 - 2. Kick-off is 4:00 PM
 - 3. 2nd Annual “Bubba’s Beta Brunch” – Koehn’s are sponsoring & cooking
- C. Re-Installation Banquet
 - 1. November 15th
 - 2. Comfort Inn
 - 3. Initiation in the morning, banquet at night
- D. Holiday Family Bowling Night
 - 1. Eadie has a friend who own/manages an alley
 - 2. Rent alley, open it up, whoever shows, shows...no big deal
- E. 25th Anniversary Ideas
 - 1. Looking into University Center Rotunda
 - 2. Will look into other venues
- F. Donate a Monument to CMU for Epsilon Gamma’s 25th Anniversary
 - 1. Found a location in Warriner Mall
 - 2. Olver will investigate

IV. 2008 SCHOLARSHIP PROGRAM/INITIATION INCENTIVE PROGRAM

- A. 10 Scholarships worth \$3000 were given out this year
 - 1. Hix/Wisniewski scholarship was not given out (funds not in yet)
 - 2. Eadie moved to hold Hix/Wisniewski until 2009, Hempton seconded, motion carried.
 - 3. Informal policy going forward will be to hold scholarships that are not fully funded at the time the application process starts
- B. Initiation Incentive Program
 - 1. Process has not been easy, too much paperwork for chapter president
 - 2. Nadeau will set up web-based system
 - 3. Hempton moved to move to web based system, Eadie seconded, motion carried

V. FINANCES/BUDGET

THOMAS OLVER

- A. Account Balances as of July 31, 2008
 - 1. Checking Acct.: \$4133.23
 - 2. Mortgage: \$146,871.06

3. Isabella Bank Line of Credit: \$15,400.62
4. Joint EGHC & Partlo Property: \$967.65
5. CMU Chapter fund was not reported at this meeting
- B. Last year the EGHC had a net loss of approximately \$7000 due to lack of CFI payments, low house occupancy and house maintenance issues
- C. *Capital Fundraising Initiative* update
 1. Brothers who pledge money are not fulfilling their pledges, causing havoc on our budget
 2. Delinquent payers will lose their sponsorship
 3. Eadie notes that we have momentum and may be able to approach a few people to see if they want to sponsor, may have opportunities at the Re-installation banquet
 4. Eadie moved to re-open the CFI, Hempton seconded, motion passed
 5. Eadie and Hempton will serve on the committee
- D. 2008-09 Budget
 1. Budget was passed out, Nadeau went through it line by line
 2. Eadie moved to approve budget, Hempton seconded, motion passed

VI. PROPERTY MANAGEMENT

- A. Partlo Property Management Fees
 1. Raised rates on all clients, needs approval of 1% increase to 8%
 2. Hempton moved to allow increase, Eadie seconded, motion passed
- B. Partlo will contact Charter Communications to change the house to one cable bill
- C. Leasing for 2008-09
 1. Allowed early move-in without normal cleaning
 2. 12 tenants for Fall Semester
 3. 10 tenants for Spring Semester
- D. Leasing for 2009-10
 1. Most student housing requires 12 month lease
 2. Living at 814 S. Main is less expensive than other places
 3. House is losing money – either raise rates a lot or move to yearlong lease allowing for suitable sub leasers in the summer
 4. Eadie moves to keep the same rates at 2008-09 but move to 11 month lease, Wharton seconded, motion passed
 - a. Nadeau will calculate discounts for different payment plans
 - b. This adjustment should remove any budget issues
 - c. Leasing calendar will be based on CMU academic calendar
 - d. A minimum ten day period when the house is empty will be built into the lease to allow for repairs, painting and clean-up each summer

VII. CONTINUOUS IMPROVEMENT PLAN

- A. Basement/Library
 1. Zeoli Family is still interested in donating
 2. Estimates are in, additional \$10,000 needed for non-educational related construction
 3. Phil Klassen will be taking the lead on this project
 4. DeRoche will donate once progress is made
- 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. Flagpole light
 3. Parking lot paving

VIII. Elections

- A. Board membership
 1. Olver, Hempton, Coe terms are up, Marty Kaiser resigned position

2. Board Elections
 - a. Hempton was reelected to a three year term
 - b. Coe was reelected to a three year term
 - c. Klassen was elected to a three year term
 - d. Jeff Wandzel was elected to fulfill the remainder of Marty Kaiser's term
- B. Officer Elections
 1. Scott Nadeau was elected President
 2. Scott Sawyer was elected Vice-President
 3. Jon Eadie was elected Secretary
 4. Phil Klassen was elected Treasurer
- C. Olver swore in Nadeau as president

IX. OLD BUSINESS

- A. PO Box
 1. Phil Adler has paid for it for several years
 2. Hempton moved to allocate funds to continue rental of PO Box, Eadie seconded, motion passed
 3. Adler will continue to check it once a month
- B. Articles of Incorporation
 1. Currently with Steve Martineau
 2. Eadie will follow-up and contact Martineau
 3. Eadie will also inquire about filing annual reports for

X. NEW BUSINESS

- A. Hempton moved to create a separate account for house security deposits and cleaning fees, Eadie seconded, motion passed
- B. Eadie moved to change the term "Communications Director" to "Secretary" in the Epsilon Gamma Housing Corporation Bylaws, Klassen seconded, motion passed
- C. Authorization of name changes on accounts at Isabella Bank
 1. Eadie moved to authorize the following change of names on the accounts at Isabella Bank
 - a. Remove: Steve Martineau, Steven Grenus, James Eschelbach, Phil Adler
 - b. Add: Scott Nadeau, Phillip Klassen
 - c. Olver's name will remain on the account for a period no longer than one year
 2. Klassen seconded, motion passed
- D. Hempton moved to set next meeting date of January 31, 2009, Klassen seconded, motion passed
- E. Hunter moved to allow a 10 minute discussion of house alcohol policy, Eadie seconded, motion passed
 1. Hunter will draft proposal to present at next meeting
 2. Proposal will be discussed at the next meeting
 3. 2008-09 leases will not be affected

XI. ADJOURNMENT 12:35 P.M.

Respectfully Submitted by Jon Eadie, EGHC Secretary 08/24/08