

BOARD OF DIRECTORS
MSU STUDENT HOUSING COOPERATIVE
Agenda
Monday, December 4th, 2006
7:00 PM
328 Student Services

I. Call to Order

- A. Attendance
- B. Agenda Approval
- C. Minutes Approval

II. Reports

- A. Board Members
- B. Officer Reports
- C. Staff Reports
- D. Committees

III. Member Time*

IV. Presentations

- A. Exec. Director, "Avoiding the Bad Fit" article for Pine Press

V. Business

- A. Old Business
- B. New Business
 - Motion: Reinstate ELFCO membership

VI. Discussion Items

- Presidential Election Results
- VPE Elections
- Update from Code Revision Committee?

VII. Announcements

VIII. Adjournment

Tentative BoD Meeting Schedule for Spring Semester 2007
Mondays at 7:00PM
328 Student Services

January 15, 2007

January 29, 2007

February 12, 2007

February 26, 2007

Spring Break begins Fri. 03/02 & ends Sun. 03/11

March 12, 2007

March 26, 2007

April 9, 2007

April 23, 2007

* Member time is a time set aside for members to voice any concerns about anything that they want the Board of Directors to hear.

Barbara Ebel
Executive Vice President
Interim President
4 December 2006

Physical Development:

Meeting on 11/29/06

This meeting was attended only by Elsworth, Avalon, and Toad Lane, possibly due to the pouring rain at the time. We spoke a bit about making long-term maintenance / replacement plans for each of our houses. We also discussed an issue from the beginning of the All-Member Meeting held that same night; namely MONEY. We have a few Big Scary Projects that have needed attention for several years. I suspect these have been avoided out of fear - fear of unbearable financial costs, fear of discovering more problems once work begins, and fear of a long war against the East Lansing Historical Commission.

Some of the Big Scary Problems include fixing Phoenix's roof and possibly redesigning it, eliminating water and humidity issues in Phoenix's basement, fixing Orion's plumbing and drainage issues, and fixing Miles' plumbing and drainage issues. These are the things we can least afford to ignore, since they are not just cosmetic and affect the houses' inhabitability.

I will be contacting Joan Bulmer (our last Executive Director) and Jess Dalman (our last President) about these issues over winter break. I'll be asking how they handled this in the past, how to work with the Historical Commission, and how to get loans for our biggest projects.

Interim President:

All-Member Meeting

About 20 people showed up and stayed for varying lengths of time. I myself had to leave after an hour for a maintenance meeting at Elsworth. Thanks to everyone who came! Laurel has promised a report of the meeting for the next Pine Press.

Nude Calendars

Sell them to your friends, family, classmates, and co-workers. Proceeds will go to an as-yet-undecided educational event (possibly for booking an interesting guest speaker, or putting on a film series). Hooray for side-boob.

And the winner is....

Hopefully democracy will have prevailed by Monday night, and we will all be looking to Babe-raham Lincoln (or possibly Chuck Norris) as our next president. Just kidding - unless someone has launched a massive write-in campaign, I predict that the sole candidate will have won. Congratulations to Laurel! You heard it here first.

Board of Directors Report
Corporate Treasurer
Cass Hausserman
December 4, 2006

The finance committee met at Hedrick last Monday for our last meeting of the year. The main items of discussion were evaluations, calendars and end of the year things.

Calendars are now available. Each of the house treasurers is required to sell at least three, but hopefully they will be selling many more. Anyone may pick calendars up from the office to sell for \$7 each and I will be working on selling them this week and finals week.

I informed the treasurers that they are STILL their house treasurer so charge sheets need to be completed for December and January. If they are going somewhere over break they should let their housemates know if they need to get someone to cover their responsibilities (bills, charge sheets, taking rent to office, etc). Rent is still due Jan 1st, but we will extend the "grace" period for the application of late charges to the first day of MSU classes (Jan 8) so late charges will be applied on the morning of Tuesday Jan 9th, so remind everyone before they leave to make arrangements to pay rent on time.

The treasurers also filled out evaluations about the finance committee and me. Dani has the actual evaluations and I compiled all of the answers and typed them on one sheet for the BOD to read. See attachment.

Thanks!

Results: 8 of 9 Houses replied (Phoenix (Cass) abstained)
Evaluation of Corporate Treasurer and the Finance Committee-Fall 2006

Please rate questions 1-6 on a scale of 1-5 with 5 being the most/best.

1. How well did the Corporate Treasurer communicate with you about meetings, paperwork or other issues? **5,5,5,5,5,5,6**

2. How reliable do you feel the Corporate Treasurer was? (Following through with commitments, replying to emails/calls, arriving on time)
5,5,5,4,10,5,5,6

3. How well prepared was the Corporate Treasurer for the meetings and events?
5,5,5,4,10,5,5,5

4. How enthusiastic/positive was the Corporate Treasurer?
5,5,5,5,5,3,5,6

5. How well did the Corporate Treasurer explain things or refer you to the proper person?
5,5,5,5,10,5,5,5

6. Overall, how productive do you feel the finance committee was?
5,5,5,4,5,4,4,5

Please answer the following questions.

7. What was the most annoying part of being a treasurer this semester? (ie. going to meetings, doing a specific part of paperwork, dealing with money issues in your house, other)
 - Meetings are annoying, but necessary (4)**
 - Getting receipts from housemates**
 - Getting the previous house finances figured out and up to date (2)**
 - Figuring out how to do paperwork correctly**

8. Please suggest one thing that would help the Corporate Treasurer improve
 - Get charge sheets to us earlier**
 - Great job!(3)**
 - Positivity**
 - Cass is beautiful and chipper!**
 - Get rid of extra phone line/save energy (?)**

9. Please suggest one thing that would make Finance meetings better.
 - Meetings are fine**
 - Increase people's motivation**
 - Snacks are appreciated (2)**
 - Not having meetings**
 - Vegan lovers**
 - Chutes and Ladders at meetings**

10. Please suggest one thing that would make doing/turning in your paperwork easier.
 - Be able to submit everything electronically (2)**

- Getting receipts from housemates easier**
- Paperwork is not really a problem (4)**
- Not having a MAC**
- The new electronic forms are very helpful**

11. Any other suggestions/comments!

- Cass is enthusiastic and geeked about fundraising and coops**
- No more meetings**
- Super!**
- Have the last meeting at the bar**

Education Board Report
December 4, 2006
Laurel Koenig, VPE

- ★ The education committee met for the last education meeting of the semester last Monday, November 27th, at Vesta. The food issue of the Pine Press was distributed and we discussed the Sex and Video Games Pine Press, and the upcoming election and pending election of a new VPE. We then spent some time brainstorming goals for SHC for the all member meeting.

The SHC fall All Member Meeting was last Wednesday, November 29th. There were approximately 25 co-ops who attended and we did some great brainstorming about issue and ideas that need to be addressed. To learn more about what was covered at the meeting, check out the Special Edition All Member Meeting issue of the Pine Press!

12. The first co-op book club night was last Thursday! We had a lovely time discussing *Syrup* by Maxx Barry and eating cookies. Everyone should come to the next book club night, which will be in early January. We will be reading *White Teeth* by Zadie Smith.

- ★ The Sex and Video Games Pine Press will be out this week!

Membership Committee Board Report
Christina Bell VPM
December 4, 2006

Things are getting kind of lazy right about now. Its cold outside and finals are approaching very fast. The Business Cards were passed out at the last Membership Meeting for all of the Houses. VPM Evaluations were also filled out at the meeting. A few of the things we discussed for improving next semester were: trying to get the committee members more involved and planning more social events.

The last social event in the works is a CO-OP party at Excel on December 15th, 2006 to celebrate the end of finals.

Over winter break I will be working on getting signs made for each house to advertise vacancies, designing new flyers for next semester, summer, and next year, and working on planning open houses.

Good Luck with Finals, and have a safe winter break.

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Executive Director's Report

Meeting Date: 12.04.2006

Office

We're still working on our software and hardware problems in the office, but we're working out of Tenant Pro 6 again, which is a huge relief to Em and I.

I had a brief meeting with the regional UNFI sales representative. UNFI is a wholesale natural foods supplier. We have the ability to order food from the distributor through SBA, but we have to make minimum orders of \$500. Although we probably won't be doing anything so ambitious this year, I'm hoping that by September of 2007 we have some of our larger houses set up with appropriate bulk storage capabilities, and can start doing once per semester bulk orders.

Finance

The 05/06 audit numbers are questionable enough that I'm going to ask Joan Bulmer to come up and review the paperwork before we issue checks. I haven't scheduled with her yet, but that will probably push final share returns back another couple of weeks.

Community Relations

Our RSO account with MSU is still in purgatory while we wait for them to process our paperwork. Meantime we haven't been able to pay our university related bills for phone service, photocopies, etc. I'm hounding the Student Life office. As I keep telling our creditors, we should be back in action any day now.

Communications

Please have a look at the attached article that I've given Laurel to print in the Pine Press. We're asking the houses to give us a short characterization of their co-op, so that we can better explain it to prospective members who are trying to figure out which ones to tour. I'd appreciate it, if board reps would help the houses remember to do this, so that office staff can be sure that they are accurate portraying your homes and communities.

Avoiding the Bad Fit: How You Can Help

Adrien Vlach (with the help of The Notorious M.S.C.)

Much of the work that Em & I do in the office is difficult, detail oriented, and not terribly fun, but talking to members and potential members isn't like that. We love sharing our excitement for cooperative living, SHC, and the movement with others.

We've received feedback recently from several members concerning the ways we characterize the houses to prospective members. They want to be sure that the office isn't misrepresenting their houses, *and we want to be sure that we aren't doing that too*. It's true that we've generalized about house condition and culture on more than one occasion. An important part of our work is helping members find a co-op that will be right for them. We do that in the office by highlighting the different strengths of the houses and by insisting that members tour before they sign.

To do the best possible job of representing your houses to the public Em and I would like each house to write up a brief description that we can paraphrase when talking to prospective members and include in our print materials.

It's been suggested that the office could avoid a lot of controversy by avoiding such characterizations altogether. The reality of our work is that as the frontline we need to be able to inform the public. Prospies are unwilling to tour 12 houses. They want to know which houses are vegetarian, which houses are quiet, which houses party a lot, etc. Since we need to do a certain amount of that, we'd like to be using your characterizations, not ours.

We've all been the new member with lots of questions, going out on a limb and anxious about making the right choice. That experience drives us to help the folks who come into the office. Em and I have the added experience of trying to resolve problems when members move into the co-op and then find that the environment doesn't suit them. Please help us help them. Meet as house; discuss your strengths; and designate someone to write up your description & send it to the office. With your assistance we can make sure that every member has the best co-op experience possible.

Proposals to Reestablish SHC's Membership with the East Lansing Food Co-op (ELFCO)

SHC enjoyed a relationship with the local food co-op that was quite healthy in the days of strong SHC meal plans. ELFCO got some business from the SHC membership and the members got a discount on purchases, plus an easy way to place bulk orders. It was a classic case of the 6th principal at work: Cooperation among Cooperatives.

A few years ago that relationship was dropped, and since then we have relied primarily on Meijer for our food. I think that it would be good for SHC members (meal plan or none) to have access to a discount at our local food co-op again. I've met with ELFCO's general manager and discussed different ways for SHC to get ELFCO's *working member discount* (about 12%) without actually having all 195 SHC members volunteering two hours of their time at the store every week. Here's what we came up with.

Proposal #1, a return to the old ways:

We used to do this by way of a flat fee. We paid \$1/mbr/month (or something like that), and in return we got an organizational membership that covered everyone in our system. We could go back to this, and I think that I could get the rate set as low as \$1/mbr/semester. The money would have to come from houses this year, and could be incorporated into the corporate budget in future years.

Proposal #2, a little sweat for our savings:

If we'd prefer to get our discount the old fashioned way, we can work for it. That's how other ELFCO shoppers qualify for their discounts. Instead of having everyone volunteer at ELFCO, though, we could designate one person per house. I think that we could even get an exemption for Toad Lane. This would involve a commitment of two hours per house per week.

Proposal #3, a very socially responsible investment:

Without spending a dime, nor breaking a sweat, we can get the working member discount for all current SHC members, if we "pay" for 195 member shares at the current rate of \$60. The member shares are refundable, but would be held by ELFCO for as long as SHC chooses to enjoy the *working member benefits*. To avoid voting hassles the total investment would be made as an interest free loan to ELFCO for \$11,700.

Of the three options, I favor the 1st. I believe that the small fee will be quickly recouped in savings. That said, we are not strictly limited to the options provided here. If the board would like to come up with its own proposal, I'd be happy to take it to the ELFCO GM.

FULL DISCLOSURE:

I am one of the ELFCO Directors. I sit on the board; I shop there, and I dream up new ideas to expand the ELFCO membership. I'm not impartial. In fact, I'm very partial. I want what's best for both of these local cooperative organizations.

ELFCO is running in the red and has been for several years. If it is unable to increase its member base (and thereby its sales), the co-op will exhaust its assets and close its doors forever. Making a loan to an organization that is trying desperately to avoid financial ruin is risky.

MSC report:

Everything has been a bit hectic for the past few weeks. We have 38 new contracts signed as of Friday at about 2:00. Pretty exciting!

We are in the process of switching back to TP6 and I am super happy about it. Tell your houses that they need to make sure their balance seems right when they get the next charge sheet. This switch is being done manually, and for that reason, may be imperfect. We are totally willing to print out ledgers and double check to make sure everything is kosher. Just don't come when Adrien is alone in the office because he is too busy to deal with the madness. He wouldn't tell you that though.

I think that's it! I take questions.

--

Em Ketterer

0. Call To Order

. Attendance

. Avalon: Stephen Freeman
. Elsworth: Emily Sander
. Ferency: Paul Kelly
. Hedrick: late (7:56) Alana Mayol
. Miles: ABSENT
. New Community: ABSENT
. Orion: Bridget Martin
. Phoenix: Mike Langdon
. Raft Hill: Ashley Waldorf
. Toad Lane: Jesse Lotthamer
. Vesta: Rafael Mojica
. Vlach-Bower: Dani Berry
. At-Large: late (7:33) Aaron Mosier
. President: Jessica Dalman
. Executive Vice President: Barbara Ebel
. Vice President of Education: Laurel Koenig
. Vice President of Membership: ABSENT
. Corporate Treasurer: Cass Hausserman
. Executive Director: Adrien Vlach
. MSC: Em Ketterer

. Agenda Approval: APPROVED

. Minutes Approval: APPROVED

. Reports

. Officer Reports

. President: Difficult decision, had to quit. Thanks for all the fun, I never intended to do this. Memo to the Board attached.
. EVP: Report attached. Things look good, we keep passing inspections. Talking about fall maintenance grants next week. Winterize your houses.
. Orion: Where can I get stuff?
. Pres: Make sure people don't waste too much.
. VPE: We met last Wednesday. Next issue is all about food. A lot of people want to have a Pine Press about video games. There are TWO pines presses in ONE! Book club is going to read Syrup.
. VPM: Absent, submitted report. One guest at FAMPO.
. CT: Discussed the details about the calendar. Hopefully houses are getting going on it. We want a variety of pictures. Got an estimate. We will be doing Black and White. Pictures are due in about a week and a half. Katrina from Elsworth compiled Marketing Research. Compares dorms, apartments, houses, coops in AA. We have donation letters ready. Treasurer from Toad Lane mentioned changing assessment from 5 to 3. I gave her the info.

. Staff Reports

. AV: I sat through a million meetings this weekend, as you know office

hours have been disrupted. I cleaned up lots of accounting things. We aren't any closer to getting share returns back. We decided to use savings to take care of vacancies this summer. This was our solution to making rent more reasonable. It is now all closed out. It will have an impact on our current year financial statements. You will see them next meeting. Stu is taking week of Thanksgiving off. I am taking time off between Christmas and New Year's. We did the Housing Fair, did a good job. Contributing to a greater community. We gave away about 30 applications at the housing fair. I think it was really worthwhile. NASCO was a big success. For the people that went, they made good connections and got a lot out of it. Make sure there are sober people at FAMPO. Participated in SMAC TRAC, I feel so proud to be a member of this coop. AA is only 75% full right now.

. MSC: Treasurers are issues.

. Board Members

. Vlach-Bower: Where we stayed at NASCO was awful. Texans decided to come and stay at Jones.

. Avalon: Some people didn't know which was the wrong house. The ED sent them to the wrong house on purpose.

. Committees

. Presentations

. Member Time

. Toad Lane: Who the fuck TP'd my house?!

. Pres: Also, who burned the mattresses in front of NewComm?

. VB: One of my housemates that went to NASCO is really excited and wanted to set up community responses to mental health and substance abuse issues. It was really awesome to learn how to respond ahead of time. We could have a better community to deal with it. Sometimes we may make people feel set aside or not involved. I have Jason's info and my info.

. Toad Lane: Isn't the membership office supposed to do that?

. VB: I don't think they are always the best resource.

. Orion: When we first started talking about FAMPO, first it was "Can we have a bar?" That got shut down. Then, it was BYOB or Orion won't bring the Jello Lady. Then we found out that mixers were being provided by the Membership committee and mixers got voted down in favor of paying a cleaning service to clean Phoenix after FAMPO. I think this is outrageous. I think if we put a sign next to the door, we could take some of that same money would be put it toward snacks and bottled water for hung over cleaners. My membership officer voted no, now Orion is like "FUCK FAMPO, why are we paying a cleaning service!?" I don't know if we can reverse that decision, but can we get a temperature.

. TEMPERATURE: Is it a good idea to get a cleaning service instead of mixers? General Response: No

. Phoenix: If there is juice and pop that we provide that ends up in people's glasses, that is OK. Everything up to the point of the

cleaning service was Phoenix house's idea.

CT: I don't feel right asserting myself in house meetings, but my officer was all for it.

VB: I respect Phoenix's decision, but this is the least cooperative decision ever. We can do it. We don't call companies to clean up after our messes. It is very fratty.

Elsworth: My house wants to do 5 business days, instead of 5 calendar days for late fees.

Business

Old Business

New Business

Discussion Items

Presidential Resignation and Replacement Procedure: Jess is going to send out an email tomorrow announcing to everyone that she is stepping down. She will also indicate that those people who wish to run must submit a letter of intent within two weeks. The Visionary committee becomes the hiring committee with the EC. They will go over the letters.

Phoenix: I would like to draw everyone's attention to Article 8, section 1D. This says the EVP will assume the position of President until the new President is elected. 4.10, officer replacement in the code says that SHC executive officer positions will be open for 2 weeks. The bylaws though, say we HAVE to have an election. We, as a body, must have an election.

AV: Our code of ops have procedures says we can appoint, our bylaws say we have to have an election? For the time, we have to follow the bylaws.

Phoenix: So Babs could remain chair until May, unless we decide to have an election. We don't have to follow election procedure, because the Board can supercede that. We can't do what we were going to do.

Pres: So we did Christina wrong?

Phoenix: No, because this is for the Presidency. You can appoint anyone to be Membership. Anyone can be appointed to be Interim which can hold over to the next election.

AV: A different reading on your question is "Yes, we can do whatever we decide as the Board, which includes changing our Bylaws."

Phoenix: No, that would be a referendum.

Orion: So we are going to do the manilla envelope thing.

Pres: In the case where Laurel is running the EC can send something out.

Phoenix: We could set up any kind of rules to make the election work. It is a special election. We can set down rules for this one election.

EVP: We could show up at a house meeting and get everyone to turn them in.

AV: We still need to solicit candidates. They have to apply to run.

CT: Can we set up something on the website.

0. Pres: Could the Board members oversee elections at each house.
. VB: How fast do you think we could solicit candidates? I think it would
. help people to know who to vote for?
. Phoenix: Four weeks from today is the fourth of Decemeber. That isn't
. finals.
. AV: Can we shorten it to three weeks?
. EVP: I don't want to shorten the voting.
. Phoenix: I don't want to be accused of being a facist again.
. Orion: What is normal time?
. Phoenix: It used to be two weeks to turn in an app, two weeks to
. advertise and a week to vote.
. VB: Some sort of an election process.
. Ferency: People can campaign whenever they want. For now until three
. weeks from now, people can know about the election and be
. informed.
. Avalon: Baking cookies.
. Toad Lane: My house prefers booze.
. VB: So at the end of two weeks we would have the letters of intent to
. send everyone.
. Ferency: I think a week is plenty of time.
. AV: I don't think the time you have to vote is as much of a concern.
. At-Large: Two and two. I think the third week is Thanksgiving.
. VPE: Last spring we had the candidates speak at the Board Meeting.
. CT: So we will be 3 months without a full EC?
. Phoenix: I think she can appoint an interim. The President could
. appoint a VPE until the next meeting and then the Board could
. approve it unless someone said they wanted an election. The
. legitimate question is whether we are supposed to have an election
. of membership, because that position was appointed.
. AV: Could you cite the section of the bylaws that supports it?
. Phoenix: Section D of all of the officer positions. I would say, if there is
. an election, than we should do it.
. AV: But our Membership position is filled. And Babs doesn't want to be
. a President.
. Orion: Can we take a temperature about two weeks and two weeks?
. TEMPERATURE OF THE ROOM: mainly in favor of it.
. Phoenix: Does this trigger an election for all appointed officials?
. Avalon: Where is the blanket statement?
. Ferency: So, my understanding: We don't have to have an election, but
. we feel like we should. Then we have to decide if we have to elect
. as a board, or as general membership. Then, if we do general
. membership, we say this creates a precendent for us to do it for all
. appointed officials. We don't know if anyone actually cares
. CT: Is Babs president because Jess appointed her, or because she is
. next in line?
. Pres: We don't have a choice.

0. Avalon: Is this "section D" the same for every officer?
. AV: All but the President.
. Avalon: Then it doesn't matter if we choose to have an election... Lost...
. I kind of see what you mean, there is a stack of appointedness.
. There are just two separate identities. It is just for that office. It
. doesn't say that ... I just don't think you should do one or the other.
. Phoenix: I am not saying we have to have an election...
. Avalon: Are you saying that we have to have the other election?
. Phoenix: No.
. Elsworth: Is there really a problem for having two elections at once?
. Orion: I don't want to have an election for membership, we already took
. time, looked at the other applications, she is doing a great job so
. far, it is kind of a slap in the face. Maybe we can change it so that
. in the future. Can we take a mini vote on Membership elections.
. Toad Lane: Say we have an election for Membership, if Laurel wins we
. have to have one for Education?
. Phoenix: the President can just appoint someone for Education.
. Toad Lane: Wouldn't it also reason that we have one for education?
. Phoenix: The question is not do we WANT to have an election, it is more
. like do we OWE an election to them. I feel like it is a harsh thing to
. do. It is not our choice ...
. VB: Real quick, I guess the way I see this is that we don't have to. Can
. we take a Temp?
. TEMPERATURE OF THE ROOM: Do we think that according to the
. rules and the bylaws, we should have an election for VPM?
. VB: I don't think we should. It would cause a lot of turmoil, it is a
. slap in the face for Christina.
. Elsworth: I think that from what I got out of it, we shouldn't need
. one. Christina was appointed in the summer, but all the new
. people that came should have a chance to vote. I think its
. important for everything to vote on.
. Raft Hill: I don't see how if she has assumed the position we
. should have a re-election.
. Hedrick: I don't think Christina should be influenced by a
. Presidential election. Cause of the fact that the position of
. President has become vacant, everyone needs to know
. about it. Everyone else here agreed to have Christina on as
. a Board.
. Vesta: You guys say she is outstanding, then she would probably
. understand why an election needs to happen. We just got
. through a lot of mudslinging from the last meeting, I think we
. do something like this, it will continue miscommunication
. with the people. They are going to associate this with what
. happened at Avalon. Officer positions should be elected
. positions. I think we should go through a voting procedure.
. Ferency: I think the clause "until the next election" is too vague.

We ARE having an election, but it is not a general election. In the case she were not re-elected, it would be a detriment to the company.

Toad Lane: I agree with a lot of what Paul said. I really don't think it is necessary to have an election for Membership, not right now. It would create a bit mess. Even if Laurel gets it we are going to have to have another election after that.

Avalon: I actually wrote stuff down. I agree entirely with Alana. The point that I am coming from is purely the wording of our bylaws. No one probably will agree with me. Throw out everything personal, we get blamed for everything anyway. People aren't always going to be happy with the right decisions. We have to look at the bylaws. It does not say anywhere that we have to hold an election for that position. This should not obligate us to have another election. Officer positions should be elected, but in the bylaws it doesn't say we need to. I am against the interpretation that the bylaws say we should have an election for VPM.

Phoenix: I agree with Raf that it is the spirit of the organization to work cooperatively, that when we can have an election, we should have an election. I think the membership is probably clever enough to elect Christina. I will put my full support behind her in my house of 30 people, I think it is actually what we are supposed to do. We need to uphold the democratic ideals of this organization.

Orion: I think that this is an interpretation. We can interpret it how we want to. I think it is messy, I know you can just stick two in there. I agree 100% with what Paul said. I think that most of the Membership officers like Christina. If for some weird chance someone else were elected it would be detrimental to our company. I think we can save that election for the end of the year.

AV: I feel like there is a mis-understanding about how corporate documents work. I think it is important to think about these things as two separate books. Our bylaws are series of refinements on the same general government structure. The constitution provides a framework, but sometimes our laws are created to clarify the Constitution. The interpretation has been done for us. The Code has specified how to handle this, specifically in respect to Christina. It tells us when/how elections work. The process is when we lose someone, we appoint someone else. In the Spring we have elections and they get replaced. We don't need to have another election, we can do appointments. The code is not clear about what we do if the VP chooses to decline. The Code interprets the bylaws and it seems that we have our answer.

0. At-Large: I think that the predominate things in my head are what Adrien has said about the interpretation of our documents, how this has been interpreted in the past. I don't think it is necessary to have a VPM election at this time.
- . AV: Title 7 & 9.
- . EVP: I think that we are supposed to support the spirit of the organization and empower our members and give them the vote they deserve.
- . VPE: Abstain
- . CT: I agreed with what everyone said. I didn't know how to look at the bylaws and the Code, and if we look at it the way Adrien said, I don't think we should have the election.
- . Phoenix: The bylaws do trump anything in the Code.
- . CT: In my opinion the bylaws don't conflict, it is just vague.
- . Phoenix: I don't think this has been answered for us. Maybe it would be a good decision to hold a referenda about this issue. There is no answer in our documents.
- . Avalon: POC: What is the question we are being asked? People are stating their opinions in different ways.
- . Pres: Does the Code say we should have an election is the question we are going for.
- . EVP: Does the Code guide us either way?
- . Toad Lane: If we wanted to have an election for membership, why are we talking about this now? Why do we want to put someone in new, now, possibly and doesn't know what's going on. Christina is doing a good job and this isn't necessary.
- . Phoenix: The question is whether we should, or are obligated to. Because we are having an election now, are we obligated to fill our appointed positions.
- . Pres: Whatever, fuck it.
- . Raft: I am agreeing with what Jesse said. It seems like her case is a closed case. It is at the discretion of the Board whether we need to have an election. This is a new situation where we feel an election is necessary.
- . Orion: The guy who was VP of membership stepped down. We gave them 2 weeks to turn in apps, it was good we got someone in there.
- . Toad Lane: POC: When Christina was hired, what were the terms, until the end of the year, or until we have an election whenever we want to?
- . Pres: The understanding was that she would be the VPM until April. She would serve a regular term.
- . VB: One, I am really interested in wrapping things up. We are talking about doing things Democratically, which is awesome. It is certainly would be breaking faith with

Christina. How many of you guys think people in your house care about voting for Christina. My house would be like "What the hell?" With all the turn over, it is like, who even knew?

Avalon: Someone said we would be making decisions for the membership, but I think we are just interpreting the code. The bylaws are just doing that.

0. EVP: I am actually more mad now that if a house isn't interested they shouldn't be told about it.

Vesta: What was just said here? If people don't care, it is probably because they don't know. Issues like this though, it is not as publicized. It is not because they don't care, it is because they are busy every day with their lives. Whenever we inform them, I see a lot of care. It is their rent, their cooperative. They don't care because they don't know!

MSC: They were informed when the position was opened in August, with emails, quarter sheets, the website.

Pres: They were told they could come to the Board, be on the hiring committee. The applicants were made known, the hiring committee meeting was open.

AV: If the Board wants to re-elect an appointed officer, it is fine. If the Board wants to hold a vote of confidence on a monthly basis, they can. It gets under my skin when the Board has the direction of the Code, but decides to do something else. If the Board chooses to have an election that is not specified in the Code, please make it part of the motion.

Phoenix: I want to say that what was done in August was correct, we are not trying to rectify that appointment. We aren't trying to say that it is wrong an un-Democratic. We have an opportunity for Democracy now. The Board is above the Code. We are going above and beyond the Code. We have this opportunity. We don't have guidance on this, and to say we are going around things, it is disingenuous.

EVP: I also disagree that the Code very clearly does not give us guidance on when elections are supposed to be.

Pres: I would like to stop here. We need to make this official.

MOTION: Be it resolved that the Board of Directors interpret the SHC Bylaws and the Code of Operations to mean that all appointments/replacements to the EC shall be valid until the following election, except in the case of the Corporate Treasurer. This shall hold true even in the case of the

Avalon: Can anyone speak to Christina's sentiment?

VPE: I called Laurel. She is kind of upset.

Avalon: POC: Realistically, no one is going to re-debate. I don't think full debate has been put clearly in this language. I am going to abstain. It is two letters, one

is the second letter in the alphabet, the other comes before T.

Pres: Can you make it more clear what the two issues are?

Avalon: One, are we obligated, by the Code to enforce that when any election comes, to vote for any appointed position. Two, are we dealing with this specific election. I am worried that people will vote for this for the wrong reason. I think we need to get it separated.

EVP: I agree, Steve, that says there is a bare minimum, and I don't think we are required to hold this election. I don't think we have to, but I think we ought to. I want our membership to understand what kind of organization this is.

Avalon: I still think President is strong enough to make an interpretation.

At-Large: We are having such a hard time with this issue. Maybe it would be good to go back home and ask our members. It may be a tiny matter so far as the Presidential election goes. So far as this goes, we need to actually ask our members what they want to do.

VB: I wanted to ask Aaron, from what I understand, we've done this up to this point, right?

At-Large: We have never had to replace a President. The EVP yes, and it held until the Spring

VB: And why not the CT?

Pres: They are always hired by a committee.

VB: So now we are having a hard time because this has been pulled up, but now we have new information. The Board went with this part of the code and it has worked out.

Phoenix: POC: But he was clear in saying there was no special election before.

Orion: I really agree with Aaron that we need to go back to our houses. We need to go talk to our houses. I think it would really help. We could come back and say that we were wrong or right. It might open our eyes up.

Ferency: If we went back to our houses, and asked them, we could still hold the election in a timely way. Even though it might be fundamentally flawed, and if it is found that we should have held membership elections at the time, we can hold them four weeks later. Then the ends justify the means. We need to get the

Presidential election done. Then we can mop up.

AV: There are different ways of framing this. The two main differences I am seeing are that you either believed that the folks that created this were missing something, that they didn't make a part in the bylaws. Or that maybe you believe that they deliberately crafted it this way, that we should wait until the Spring.

Ferency: Does this mean, in theory, that... BLAH. totally missed it.

AV: Babs as President can automatically appoint.

Elsworth: I think we are going around in circles. Why not go back to our houses? We obviously need outside opinion... Why can't we vote on the Presidential thing.

Vesta: Does that mean we would meet next week? Then we can get this done before the next scheduled meeting.

Pres: So, next week you want to have the meeting?

Phoenix: This is a special situation, and Adrien is saying they set up a default scheme. There is not default to fall back on. But, we are pulling into a non-default thing. It is incumbent upon us to interpret the Code and the bylaws. If we are going to take this back our houses. We need to get some kind of democratic responses from our houses.

Hedrick: Since I am going to be having a house meeting in 45 minutes. What should I say? In terms of process, Jess steps down and Babs is interim. Since Babs is interim, is she going to be taking position of President? So the hang up is, when we re-elect a president to succeed Jess, do we want to have an election for all appointed positions, just Membership.

EVP: There is some question if they need to all happen at the same time as the President's, or other time.

Ferency: So, I think, that we should decide on specific questions and facts to pose and give to our houses. Do you think that the way it is worded now that we have to have elections. Whichever way the Board member is leaning, they will influence their house.

VB: Ok, this has been incredibly hard for any of us to wrap our heads around. I agree with Paul on the whole thing, but right now we are deciding on whether the membership gets to vote. If I went back to the house, people would be so confused. I don't know what we could say that would make our housemates interested, or understand the issues. This needs to

be made really really clear, and we need to decide that tonight.

Avalon: What you said earlier, Babs, I finally got it. I think a sample question could be, read the By-laws, and ask: do you think that all appointed replaced positions that ever have elections are required to have an election? It would be good if our house facilitators did the voting and sent it in. Most corporations would go on with their elections, and then wait on the rest.

Phoenix: I agree with Dani that we have spent a long time talking on this. It is our job to wade through the Code. We don't have to send our house members into this.

Orion: We are just voting on this right now... this won't go to code revision.

Pres: So you want to vote on this as written.

VOTE:

Avalon: ABSTAIN

Elsworth: Yes

Hedrick: Yes

Orion: NO

Phoenix: Yes

Raft Hill: NO

Vesta: Yes

VB: ABSTAIN

Toad Lane: NO

Zolton-Ferency: NO

Pres: I am choosing to vote no on this issue, because I do not feel that it is fair after we have already elected someone. We have a verbal contract with this person with the Board. I am choosing to vote no. I think we can make this a referenda issue.

Orion: I think we should vote to have the election.

MOTION: to start the Presidential election process on November 6th.

Advertising and campaigning will last 2 weeks until November 21st when all members running will be invited to appear before the Board at the Board meeting and starting November 20th when ballots will be handed out to all MSU SHC members. Voting will cease on December 4th and a new President will be named.

Avalon: Yes

Elsworth: Yes

Hedrick: Yes

Orion: Yes

Phoenix: Yes

Raft Hill: Yes

Vesta: Yes

VB: Yes

0. Toad Lane: Yes
. Zolton Ferency: Yes
. Pres: Can we postpone the adding of the question to the referendum for
. the next meeting?
. Ferency: The next meeting will be when we are dealing with all the other
. crap. I don't want the meeting to be bogged down by all the other
. crap.
. AV: Our bylaws are general and suggest a Code revision committee
. instead. No referedum.
. Orion: I vote that the Board votes to not spend the Membership committee's
. money on a cleaning crew and that the money go back into the
. discretionary fund.
. VB: won't they not be having a meeting before FAMPO?
. Orion: I hope they are not offended.
. Ferency: If they are, fuck 'em.
. CT: As a member of the house, so WHO is going to do it?
. VB: So can we at least all send two people.
. Phoenix: I would like to suggest that if the house doesn't get cleaned by
. anyone but Phoenixians, the people who didn't come get fined, and
. the Phoenix people get the money.
. Avalon: Or it could go toward house fines.
. Elsworth: I feel like we should set an example and just go ourselves.
. Does it say who is supposed to clean it up?
. Pres: Generally each house is assigned a task.
. Orion: I say that we as the Board decide that we as a Board make it a
. motion to say, HEY WANNA HELP CLEAN UP TOMORROW?! In
. the event that Phoenix house does not get back to the state it was
. in at arrival, that the money allocated for the cleaning crew will be
. re-allocated to Phoenix house. The Board will be responsible for
. getting people to clean by the following standards. Houses with
. membership under 15 send one person, 15 or over send two.
. Avalon: Yes
. Elsworth: No
. Hedrick: Yes
. Orion: Yes
. Phoenix: Yes
. Raft Hill: Abstain
. Vesta: Yes
. VB: Yes
. Toad Lane: Abstain
. Zolton Ferency: Yes
. Announcements
. Adjournment: 10:09PM