

**BOARD OF DIRECTORS
MSU STUDENT HOUSING CORPORATION**

Agenda
Monday, January 8, 2007
7:00 PM
328 Student Services

Call to Order

Attendance
Agenda Approval
Minutes Approval

Reports

Officer Reports
Staff Reports
Board Members
Committees

Presentations

ELFCO Membership Presentation
EC Evaluation Results

Member Time*

Business

Old Business
New Business

Discussion Items

Summer Membership Committee

Announcements

Adjournment

Next Meeting:
Monday, January 22, 2007
7:00pm
328 Student Services

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

Report to the Board of Directors
January 8th, 2007
Laurel Koenig, President

Happy New Year and welcome back! I hope you all enjoy your break!

I am so excited to be your president! I spent a lot of time brainstorming and thinking and working over break and I think we are going to have a smooth transition and a great semester!

VPE appointment: Today was the deadline for VPE candidates to turn in their letters and resumes. The hiring committee will be meeting on Wednesday, January 10th at 5pm to discuss the candidates and conduct interviews. The board will have the opportunity to approve the new VPE at the next board meeting on January 22nd. Again, all board members are encouraged to participate in the hiring process.

EC schedule: The EC has outlined a schedule for the semester so that we stay on track with EC projects. This includes time tables for creating next year's budget and making SHC's annual report. Also, this week I will be meeting with Christina and Adrien to make some concrete plans on how we are going to fill ALL our houses this summer!

Over break, SHC was contacted by the Beta Tau Alumni Corporation with an offer to lease the Beta Theta Pi House at 1148 E. Grand River. The EC unanimously decided to decline this offer for the following reasons:

- This house is licensed for 46 and contains only doubles plus one quad and a "house mother" apartment. We usually have a hard time filling doubles.
- We already have a lot of maintenance costs coming up, and if we defaulted on the Beta house due to low occupancy we could have a financial disaster on our hands.
- The house is not located especially close to campus.
- Leasing a house instead of renting it could take away from the co-op character. There are questions of who would pay for maintenance, whether the house would be represented on the Board or on committees (such as Maintenance), whether we could modify the house (by painting, etc.), whether the house comes furnished, and who would pay for repairs / replacements.

Winter New Member Orientation is taking place on Thursday, January 18th at Phoenix at 8pm. Please pass this information on to new co-ops at your house

Co-op Book Club!: The Co-op Book Club is meeting on Thursday, January 25th at 8pm at Vesta. We will be discussing White Teeth by Zadie Smith!

Membership Committee Board Report
Christina Bell VPM
January 8, 2007

Sorry I couldn't be at our first board meeting of the semester and welcome to any new board reps. The membership issue that is currently on everyone's mind right now is filling the houses for summer 2007. An open meeting will be held in the next two weeks to share any new ideas some of you may have and brainstorm a bit. I will send out an email to inform you of the time and location of the meeting. I will be meeting with Adrian and Laurel in the next few days to discuss our plan of action which will include lots of flyers, radio time on the Impact, newspaper advertisements, and booths set up at the international center. The first membership meeting will be held Thursday 8pm at Raft Hill, please make sure to inform all of your houses, and there are meeting schedules available in your house mailboxes at the office.

Corporate Treasurer Board Report
January 8th 2007
Cass Hausserman

Finances over the break have been rather uneventful. The finance committee has not met in over a month, but the spring schedule is listed below. Please tell your house treasurers.

The calendar fundraiser seems to have been a success. We still have about 10 calendars left in the office. We estimate that our profits will be \$400.00.

The finance committee will be meeting on Mondays at 9pm opposite the BOD Meetings. Please feel free to attend a meeting if interested.

January 15th @ Elsworth
January 29th @ Ferency
February 12th @ Raft Hill
TUESDAY February 28th @ Miles
March 19th @ Phoenix
April 2nd @ TBA
April 16th @ Vesta

Some of the issues that the finance committee will be addressing this spring include:

- determining how to spend the calendar fundraiser money
- working on next year's corporate budget
- ensuring that treasurers understand their house finances and properly complete their duties
- organizing a spring fundraiser or community event
- ???other ideas from the committee/others

MSU Student Housing Cooperative, Inc.

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Executive Director's Report

Meeting Date: 01.08.2007

Office

Everything is going fine in the office. Beginning this week office labor representatives from the houses need to make their first appearance of the new semester. Please keep this in mind if jobs and officers are changing at your house. The schedule from last year follows.

House – Commitment – Name – Attendance

Avalon – 2 hrs – Jeron – Poor
Elsworth – 2 hrs – Katrina & Emily – Fair
Ferency – 1 hr – Erik – Good
Hedrick – 2 hrs – Alana – Good
Miles – 1 hr – Ryan – Fair
New Comm – 2 hrs – Dave – Fair
Orion – 1 hr – Greg – Good
Phoenix – 3 hrs – Jody – Fair
Raft Hill – 1 hr – Stephanie – Good
Toad Lane – exempt
Vesta – 2 hrs – Eric – Good
Vlach Bower – 2 hrs – Sarah – Good

Finance

Our accountants are conducting our corporate audit. The purpose of the audit is to receive an unbiased expert opinion on the financial statements for the year under review. They will also give us a list of corrections to apply to the year reviewed and a list of general practice suggestions to improve our operation. They were in the office for about ten hours on Wednesday, Thursday, Friday, and returned today to do the last of the in-house review. We'll ask them to present their findings to the board once they have completed the process.

Before break we issued final share returns to the members of Hedrick, New Community, Orion, Phoenix, and Vesta. 05/06 members at Vesta were charged about \$30 each to meet a budget shortfall, the remaining houses all had surpluses which were credited to members. This means that the Vesta bank account received a little boost from all those \$30 confiscations, whereas the other houses will see their bank account balances reduced by the amount of the credits issued. When all of the audits are done copies of the worksheets will be given to the house treasures.

Summer audits will be processed as soon as the academic year returns are done.

Staffing

I'd like to share a few of my New Year resolutions with the board.

- >Work fewer weekends
- >Take lunch breaks
- >Get more exercise

I mention these because I have a plan to achieve them. I have asked the executive committee if I can come into the office half an hour earlier and extend my lunch by half an hour. They have agreed, so I'll be hitting the gym daily, instead of working through my break.

This will not require closing the office. Em is available during the 90 minute window. In fact it will allow us to extend our hours by 30 minutes in the morning.

Summer 2007

As of 01.08 for S

	Signed			Total Spots	Signed/ Total
	12/04/06	01/08/07	01/15/2006*		
Avalon	1	1		17	6%
Elsworth	2	2		21	10%
Ferency	0	1		7	14%
Hedrick	1	1		15	7%
Miles	0	1		5	20%
New Comm	0	3		11	27%
Orion	0	0		15	0%
Phoenix	0	3		20	15%
Raft	0	2		10	20%
Toad	1	1		3	33%
Vesta	1	3		18	17%
Vlach-Bower	0	0		18	0%

School Year 07/08

As of 01.08 for 0

	Signed			Total Spots	Signed/ Total
	12/04/06	01/08/07			
Avalon	4	5	8	21	24%
Elsworth	2	4	12	21	19%
Ferency	3	8	7	9	89%
Hedrick	8	9	15	15	60%
Miles	3	5	6	6	83%
New Comm	6	13	6	15	87%
Orion	9	20	15	20	100%
Phoenix	14	28	16	29	97%
Raft	6	12	9	12	100%
Toad	3	3	1	5	60%
Vesta	10	19	22	22	86%
Vlach-Bower	1	2	3	18	11%

*Signed and holds

Board of Directors
MSU Student Housing Cooperative
Minutes: 11.20.2006

1) Call to Order

A. Attendance

- i. Avalon: Stephen Freeman
- ii. Elsworth: Emily Sander
- iii. Ferency: Paul Kelly
- iv. Hedrick: Alana Mayol
- v. Miles: Ryan Hunt
- vi. New Community: ABSENT
- vii. Orion: Greg Ondrus
- viii. Phoenix: Mike Langdon
- ix. Raft Hill: Ashley Waldorf
- x. Toad Lane: Jesse Lothamer
- xi. Vesta: Rafael Mojica
- xii. Vlach-Bower: Danielle Berry
- xiii. Interim President/Vice President of Physical Development: Barbara Ebel
- xiv. Vice President of Education: Laurel Koenig
- xv. Vice President of Membership: Christina Bell
- xvi. Corporate Treasurer: Cass Hausserman
- xvii. At-Large: Aaron Mosier
- xviii. MSC: Em Ketterer
- xix. ED: Adrien Vlach

B. Agenda Approval: approved

C. Minutes Approval: approved

2) Reports

A. Board Members

B. Officer Reports: attached in Board Report

- i. Vice President of Membership: FAMPO clean up was a mess. We will be discussing how to fine everyone. Excel wants us to have a party. The committee has discussed getting bigger signs in front of the houses. Sorry I wasn't here last week!

C. Staff Reports: MSC and ED attached

D. Committees

- i. IP: When will code revision take place.

E. Approval of Greg: Barely

3) Member Time: Really fast reading blah...

A. Mike Langdon: Since our President is also our EVP, shouldn't she get 2 assessment breaks?

B. Adrien Vlach: As a Hillsdale member, we have gained a new housemate, but may very well be losing another. Fred Longacre got a promotion.

- C. Mike Langdon: Christina, good job on FAMPO. About the discussion from last week, I raised it because of the sticky rules issues. I want to re-iterate my support for you.
- 4) Presentations
- 5) Business
- A. Old Business
- B. New Business (Raft Hill Assessment Break)
- i. CT: MOTION to grant Raft Hill an assessment break for the member who was automatically released for the first semester portion of assessment that was not covered by the six week automatic assessment break and the member's payment. Including the automatic 6 week assessment break, this amount is equal to one single assessment for half of the contract period minus the member's September payment= $(306 * 8.5 / 8 = 325.13 * 3 = 975.38)$. The automatic portion of this amount is 487.70 so the additional amount is $(975.38 - 487.7 = 487.70)$. This amount shall be funded from MSU SHC Corporate Vacancy Reserve. This assessment break shall become void if the single space in Raft Hill is filled before the second semester.
 - ii. ED: I want to make a motion to have this money come out of the house vacancy reserve?
 - iii. Phoenix: Do we have any money in that, didn't it get emptied this summer?
 - iv. ED: I can apply the charge to this alternative account, it will be in the red for a little while, then it will recover itself. This one is not an administrative error, so this is why the vacancy fund exists.
 - v. Phoenix: You probably want to change the last line to not "VOID", that would mean the whole thing was wrong. Change it to terminated?
 - vi. MSC: Why do we have a house reserve and an SHC reserve?
 - vii. ED: I can only guess. This way the company has a fall back. The switch to centralized system was made after the Ethernet loans.
 - viii. Raft Hill: So where does the money come from in our house vacancy account?
 - ix. ED: Kept separate from the house account
 - x. MSC: If this is Raft's money, why don't we just vote on it?
 - xi. ED: We have handled this issue in the past similarly.
 - xii. Hedrick: Is it likely that Raft will get an assessment break, and if so, does their account have enough to

handle this? Or does our corporate account have enough?

xiii.VB: I know everyone is really confused, and I sat on the committee last year and then we would go to corporate for whatever. Vesta had one or two, Avalaon did too. This happens all of the time. This is pretty much what we did.

xiv.ED: We could pay it off with house funds and then the rest with SHC funds.

xv. At-Large: It will take the house well over 10 months to replenish it. I don't think we should make future members pay.

xvi.Phoenix: This situation was completely out of their control. In this case, we have always given the house the break in a combination of corporate funds and house funds.

xvii.Raft Hill: How will it affect the house in the long run?

xviii.At-Large: It would take the house a while to get out of debt.

xix.CT: So we can amend it to say "this amount shall be funded out of the Raft Hill vacancy reserve, and then the remainder will be funded out of the Corporate Vacancy Reserve."

xx. Avalon: I agree with what everyone is saying, I don't want to make this take precedent over when we have money in our vacancy reserves. A lot of our people like autonomy, I kind of disagree with Mike on some stuff.

xxi.CT: I don't understand what you are saying.

xxii.Avalon: I don't want us to always go to the corporate vacancy reserves when it is full.

xxiii.Phoenix: I think the precedent here is that we go to the house first, and then corporate.

xxiv.ED: There is not a whole lot right now.

xxv.Vesta: So this is the ideal solution.

xxvi.CT: REVISED MOTION to grant Raft Hill an assessment break for the member who was automatically released for the first semester portion of assessment that was not covered by the six week automatic assessment break and the member's payment. Including the automatic 6 week assessment break, this amount is equal to one single assessment for half of the contract period minus the member's September payment= $(306 * 8.5 / 8 = 325.13 * 3 = 975.38)$. The automatic portion of this amount is 487.70 so the additional amount is $(975.38 - 487.7 = 487.70)$. This amount shall be funded first from the Raft Hill vacancy

reserve and then from MSU SHC Corporate Vacancy Reserve. This assessment break shall cease when the single space in Raft Hill is filled before the second semester.

xxvii.Ferency: SECOND

- Avalon: yes
- Elsworth: yes
- Ferency: yes
- Hedrick: yes
- Miles: yes
- New Community: ABSENT
- Orion: yes
- Phoenix: yes
- Raft Hill: yes
- Toad Lane: abstain
- Vesta: yes
- Vlach-Bower: yes

6) Discussion Items

A. FAMPO Cleanup fines:

- i. VPM: People did not come, what do we need to do?
- ii. Ferency: I don't think we should fine the house.
- iii. Phoenix: I just wanted to bring your attention to the motion. Which said that the money allocated for the cleaning crew would go back to Phoenix house. This is what we voted on two weeks ago.
- iv. CT: Cass points out that the Phoenix Board Rep suggested that we make this effort. I feel like it was assumed.
- v. VPM: The way this is worded basically says that you all decided against the cleaning crew, and that board reps were responsible for getting people to clean after FAMPO. We are just giving the money out of the budget to Phoenix.
- vi. Vesta: Speaking as a person that should have informed their house more wisely, I feel that since we decided against giving the money to a prof. cleaning crew, whatever the vote, they should get the money. I would personally take a burden of those fines.
- vii. CT: I sent out an email the night after that. I don't remember if it said we were going to be fined, but I feel like we should be consistent with that.
- viii.ED: It is not my money, but I was at the meeting. I walked away feeling that the Board was going to bear the financial burden if it doesn't get cleaned. Just don't say one thing and do another thing.

- ix. Avalon: I know no one is going to agree with me. What is the point of writing a bill if we aren't going to follow it? After that we can vote on fines. The bill doesn't say fines, it says re-allocation. The money is already there. There is a reason we write bills, to cover all the angles.
- x. Phoenix: The point of fining the Board members was for them to convey that they need to do this. It is not an issue for me because I live in the house. The money is some amount of money, and I think we can decide how much.
- xi. VB: I agree with Steve that we should do this, kind of ambiguous. I wouldn't have voted yes on this because I knew I could not do the cleaning. I informed my house, they got too drunk and slept too long. It might be fair to give us a token fine, but please make it affordable. This is too ambiguous, let's do a token amount.
- xii. Orion: Why didn't Membership clean?
- xiii. VPM: We originally talked about it. And that is what we decided, but then when we didn't get mixers, so the committee decided to get a cleaning crew. Why would anyone come if it was going to come out of discretionary?
- xiv. IP: So, two ideas. One is out of discretionary. The other is to fine people directly.
- xv. At-Large: Let's do the re-allocation and then later take care of punitive measures. Let's do what we said we were going to do.
- xvi. Ferency: First of all, I intended the big fine to be a big fine. I also agree with Steve, but Phoenix is BACK the way it is supposed to be. I also think maybe we write motions hurriedly, we need to write down what we mean, not what we come up with at the end of the meeting.
- xvii. Toad Lane: I agree with Dani, and I don't think Board members should be individually accountable. Way too hard to communicate who was going to do it.
- xviii. Vesta: I guess it is up to the individual board members to decide if they want to take the burden on themselves. The money should go to Phoenix no matter what because that is what we decided.
- xix. Miles: It seems like everyone is saying that we already made a decision. So... why don't we just do it.
- xx. Orion: How bad was Phoenix?
- xxi. Phoenix: It was really bad. There was TP, cans, vomit in the bathrooms.

- xxii.Orion: You guys agreed to have a party...
- xxiii.VPM: Rachel at Phoenix did take attendance for me.
She told me the job was done. I wasn't aware that it was still in shambles after four o'clock.
- xxiv.IP: I think the point of FAMPO is that the whole system is supposed to help out.
- xxv.At-Large: the way that AMPO's are supposed to run, is that each job is supposed to have a job. Running the door, cleaning, hosting, snacks. They have only been cropping up in the past two years, I think we need to get back to what it says in our documents about what we are supposed to do.
- xxvi.VB: To clean the house the size of Phoenix, it would have been way more money. Where is the compromise, what is it that Phoenix thinks they deserve monetarily?
- xxvii.Phoenix: There were about eight people who were supposed to show up that didn't. If we were to fine them each \$20, that would probably make up for the damage. \$160 is what I would like to propose. I would propose fining houses if we are going to fine anybody.
- xxviii.IP: Until we find out how much money is left over, I don't know if we can put a dollar amount on that.
- xxix.ED: It is not difficult to fine houses.
- xxx.IP: As it stands we still have the motion from last meeting.
- xxxi.CT: We would scrap it and start over.
- xxxii.Ferency: I think the spirit of it was that they are going to get compensated.
- xxxiii.Avalon: I am going to vote no on turning it over.
- xxxiv.CT: If we don't turn it over, we should fine to replace it. I feel like the people who did come, it is not fair that they did come and the people who didn't don't get fined.
- xxxv.Orion: So you are saying that we should fine the people from the discretionary fund?
- xxxvi.It would just be re-fining.
- xxxvii.Phoenix: It would actually be \$200 if we fined each person \$200.
- xxxviii.Ferency: Let's decide if we are going to do this or not. But why don't we talk about replacing the amount form the mixers.
- xxxix.ED: How much money was going to be spent on mixers?
- xl. VPM: I think it was \$150? There was no set amount decided. We were planning on spending \$400, and we

spent about \$350 on food and decorations. We didn't specify an amount.

xli. ED: So maybe \$150?

xlii.VPM: We were just going to have them clean common areas and bathrooms.

xliii.ED: So the \$150 is all we should talk about.

xliv.At-Large: Last year, it was up to the membership committee, and we ended up fining them.

xlv.Phoenix: I would MOTION that \$150 from the discretionary budget is allocated to Phoenix house.

xlvi.BREAK TIME! AARON LOOKS LIKE A MUPPET.

xlvii.CT: I propose that we take the \$150 and divide it equally among the houses that did not show, and fine it to the house.

xlviii.Orion: Basically, this used to be done by the membership committee. I think Board members should be fined for this.

xlix.Ferency: I think it was the Board's responsibility to get someone to go, but once they say something, it isn't their fault.

i. VPE: If it was five houses that did not show up at all, then it would be \$30.

ii. Raft Hill: I don't think it should be the Board members, but that it should be split between the house members. But that money could be trivial.

iii. VB: We didn't want to pass the buck to the cleaners. I don't mind the idea for token fines to the Board members, but I really don't think it is about punishing people, the next AMPO needs a new system. If we are fining for anything, it is to put money back in the discretionary budget.

iiii. At-Large: If we fine the house, and the house is pissed, the house could pass the fine onto the Board rep if they wanted to hold them responsible.

lv. Avalon: Not even specifically the Board rep, but the houses could pass the fine on to whoever.

lvi. Vesta: I am fine with being chastised by my house. I will take the burden off of all of your shoulders.

lvii. Phoenix: \$15 per person who did not come. I am perhaps the only person who does not think the houses should be fined. I think we should put that in the language for the future. Any fine should occur with warning.

lviii.Orion: I think it should be the Board, because when the committee does not step up and we take responsibility.

I think the Board needs to make sure that the VPM and committee is doing their job.

lviii.IP: The timing on this was really bad and way too short.

lix. Orion: The Board did say they would take responsibility.

lx. ED: We are talking a lot about \$30 here, this is a bit inconsequential. This isn't going to be felt by anyone, remotely. Or we should focus on how we are going to do things next year.

lxi. Hedrick: Even if that fine goes through, it will be considered an arbitrary decision from the Board. My house has a general apathy for all things SHC.

lxii. Raft Hill: My impression when we left last time was that we were stepping up and that the Board member was going to find someone to clean for them.

lxiii.VPM: I apologize if you guys think we came up with a poor system. I don't have a vote, but this is how we voted. If they didn't come, they would be fined \$30, we then decided on a cleaning crew, and perhaps we didn't have enough time. Since the Board meeting was right after that, I didn't have time. We will try to come up with a better system next time. I guess we can discuss it at another board meeting later on. Right now, I think we should just do the \$15/person.

lxiv.VB: MOTION that houses be fined \$15/person who was assigned to clean the day after FAMPO. The fine will be levied upon the houses, and the houses can decide where the fine shall be directed. The money will go to the membership discretionary fund.

- Avalon: yes
- Elsworth: abstain
- Hedrick: yes
- Miles: abstain
- New Comm: ABSENT
- Orion: no
- Phoenix: yes
- Raft Hill: yes
- Toad Lane: no
- Vesta: yes
- Vlach-Bower: yes
- Zolton-Ferency: yes

lxv.TEMPERATURE: 2 thumbs down.

lxvi.Phoenix: It is post-facto.

lxvii.IP: According to consensus, this motion passes.

B. Board evaluations of EC

C. Financial Statements

lxviii.ED: Stuff got passed out. Balance sheet tells us what the value of our corporation is. Everything we have can be divided into borrowed money and money we made on our own. The top is assets, they have grown over the course of the past year. Total gain is 84 thousand. They go from most to least liquid. As all of you know, depending on where we are, there will be fluctuation. We can increase assets by borrowing more or increasing equity. Liabilities and equity broken down. Our equity is up even more than our net-gain in assets. We are going good. The P&L, shows the fiscal year to date of profit and loss. Does not tell us the total year, just what we have allocated to spend to date. If I show you, we are going to have under spent in the first few months. It is parceled out, month by month in the way I think we are going to spend money. Income, we have collected more than we have budgeted. We are a little over budget. Investments is mostly not entered, doesn't amount to a lot. Admin expenses are way under for the year. Our property insurance is supposed to be in here too. The next section is the diversity committee, we budgeted and spent no money. Education, we under spent so far. I found a problem, under NASCO it says we have only spent \$10, I know I wrote them a big fat check. In general, I think we are doing fine. Membership expenses, we are budgeted to have spent over \$2000, and have only spent \$700. We budgeted to spend more, we haven't. Payroll expenses, we are about 1500 under. Under PD, total should have been a bit more. Saved about 1700. Rest is Hillsdale related, it looks fine too. Bit of a change for Hillsdale. There is a big black bolded line, we are doing well.

lxix.Love it! <3 me

7) Announcements

- A. VB: what about expulsions? Do we have recourse to get rid of problem members that houses are afraid to kick out?
- B. Phoenix: there are alternate procedures for kicking people out, with the EC and the office.
- C. VB: What about financial issues?
- D. Phoenix: Normally the Board will grant an assessment break.
- E. ED: If anyone feels threatened, there is probably a breach of contract, and they can be kicked out.
- F. VB: Not everyone wants to kick people out and there are people who won't vote them out, it is a financial issues.

- G. Phoenix: If there is a corporate decision to break their contract, it is more likely that they will give you an assessment break.
 - H. At-Large: It is possible for the Board anyway, to do this. They have come directly to the Board, and after talking to the house, the EC is the appropriate place to go to.
 - I. VB: I am the new co-chair for the people of color caucus, so if anyone wants to work on diversity issues.
 - J. Phoenix: I think we work on word of mouth a lot, which recruits a lot of white people. Maybe we can target dorms
 - A. VPM: I have election ballots.
 - B. Phoenix: You can write in Baberaham Lincoln.
 - C. VPM: They need to be turned in by December 4th, to the office.
 - D. CT: What happens if Laurel wins, we will have an incomplete EC for 6 weeks.
 - E. ED: POC: We did the ballots the way the code says we are going to do them, there are specific numbers, and there is a page to sign. If you lose a ballot, there is no way to get another one.
 - F. At-Large: New Comm had a very strong write in campaign for Rambo the terrier, and he could not serve as VPM.
 - G. Avalon: Seriously thinking about starting Progressive Men in Progressive times, the first one will be men-only, and we will meet to decide whether or not to allow women. Just so you know. My aim for it is try and find out where Progressive men, men who don't think they fit the stereotype of all of that, what do we do to help women without pushing them away. A place for men to get together and talk about serious things. ‘
 - H. Hedrick: Incubus tickets?
- 8) Adjournment

Board Of Directors
MSU Student Housing Cooperative
Minutes
Monday, December 4th, 2006

1. Call to Order
 - a. Attendance
 - i. Avalon: Stephen Freeman
 - ii. Elsworth: Emily Sander
 - iii. Hedrick:
 - iv. Miles: Ryan Hunt
 - v. New Community:
 - vi. Orion: Bridget Martin
 - vii. Phoenix: Mike Langdon
 - viii. Raft Hill:
 - ix. Toad Lane:
 - x. Vesta:
 - xi. Vlach-Bower: Danielle Berry
 - xii. Zolton-Ferency: Paul Kelly
 - xiii. Interim President: Barbara Ebel
 - xiv. Vice Chair-Education: Laurel Koenig
 - xv. Vice Chair-Membership: Christina Bell
 - xvi. Corporate Treasurer: Cass Hausserman
 - xvii. Executive Director: Adrien Vlach
 - xviii. At-Large: Aaron Mosier
 - xix. MSC: Em Ketterer
 - b. Agenda Approval: ADDED, discussion, Summer Occupancy. Approved.
 - c. Minutes Approval: TABLED
2. Reports
 - a. Board Members
 - b. Officer Reports
 - i. EVP: talked about long-term repairs and how to pay for big things like Phoenix's roof, Orion's plumbing issues. Jess came in, on her way to being drunk, to sleven. We are going to talk about how to finance giant projects. I will be talk to Jess and Joan about this. Nude calendars are for sale. I voted to Baberaham Lincoln.
 1. Ferency: I think our person was there, she said she was going to go. I think it is Rachel.
 - ii. CT: We had our last meeting. My evaluation is on the back. Some of the things I wanted to address are making meetings more fun. We talked about calendars, they are now available. We have broken even but we want to sell them all. The treasurers are each required to sell three. Hopefully they will sell more. Treasurers are still supposed to do their job over break. Rent is still due January 1st, but late fees won't be applied until the first day of MSU classes.

- iii. Education: Also had the last meeting. Sex and Video Games! Spent some time brainstorming polls, had about 25 people. We made big lists about goals. We talked about top topics in each category. There should be about two for each house. Had our first book club meeting. Talked about the book. “White Teeth” is the next book if you want to join us.
- iv. Membership: We have business cards for each house! Use them well. EC evals were given to Adrien. Try to get committee members more involved. Last social event will probably be a party at Excel December 15th. Over Winter break, we might be getting signs to advertise vacancies. Working on planning open houses.
 - 1. ED: Have we contacted Excel?
 - 2. VPM: I will be calling them back.

c. Staff Reports

- i. ED: We have software nightmares. Hopefully soon, you won’t have to listen to me bitch about computer issues. Bulk buyers want us to do more of it. I don’t think we are well-situated to do truckload orders, but I think we have fallen out of the habit. Hopefully we can work toward this. Babs seems excited. In terms of finances, I am sad to say that I don’t want to cut any audit checks until I have them reviewed. It sets back our schedule for finances. It would be an issue if you refunded too much, so we aren’t going to do that. In terms of community relations, our account with MSU has been screwed up for more than a month now. I got an email just today from our advisor, she says everything is set. Now we can pay some bills. We will talk much more later.

d. Committees

3. Member Time*

- a. Charles Roltsch: Taking sexy pictures.

4. Presentations

a. Exec. Director, “Avoiding the Bad Fit” article for Pine Press

- i. Phoenix: I feel like anything we say is going to over-characterize. All we can do is give them facts. I just think we should tell people that it changes year to year. I just don’t think it is useful or necessary.
- ii. AL: I like the idea of facts, but I wonder who collects them? Not all parties get voted on, how would they be reported?
- iii. VB: I don’t know if it is really worthwhile about the parties thing. I think the ones that are known about in general are fine. Without us going across and having theme houses, it would be too hard to characterize. In some way, I don’t care how the office describes the house. Maybe a scrapbook?
- iv. Orion: I wrote up a thing **reads it**.

- v. Phoenix: I guess my concern is that people will be mad if the house isn't that way. Some of the houses may change and I don't want those people to be disappointed.
- vi. Ferency: I think we need to have them. There has to be an answer to the question. It might not be optimal, but it is what we can do. They are told upfront that things change.
- vii. Miles: Not only does it matter who is in the house, but our neighbors work. Maybe talk about possibilities as well. Like, we have a fireplace. Places to have parties.
- viii. AL: going back to the pictures thing. There was a day in the life of the coops project, last year. There were cameras in all of the houses, where are they?
- ix. VPE: I looked for them. I can't find them.
- x. MSC: PLEASE do this.
- xi. EVP: why would you rely on other people to tell you what the house is like?
- xii. Orion: One reason I think this is a good idea, is because when people are touring, they might not get the right impression. People don't normally come on tours when everyone is around. It doesn't really give a normal impression. If someone came and toured my house and there were only three people, it wouldn't be right.
- xiii. VB: Let's decide, 1. Should we do this? 2. Who should be doing it? It is our responsibility as Board Rep? Should we make decisions?
- xiv. ED: I am asking the house to choose someone to do this. I think it should be a group discussion that happens.
- xv. EVP: How about we make this optional for the houses to do, but that it is required that the Board rep bring it up?
- xvi. E'rrybody: good.
- xvii. Avalon: I think we should make an online quiz.

5. Business

a. Old Business

1. Evaluations

- a. Orion: No one wanted to go to New Member Day, my housemates did not want to go. Many of them didn't go. 50% my house's fault, my old members said it was a waste of time.
- b. ED: I think that was the motivation behind the revamped New Member Day.
- c. VB: Normally 1 would be the lowest, but not in this case. As long as you indicate it, for the purposes of getting aggregate data.
- d. FILLING OUT FORMS
- e. Laurel wonnnnnn!!!!

b. New Business

- i. Motion: Reinstate ELFCO membership

1. ED: People get excited about being a member of ELFCO, turns out we aren't. I think we need to get back into it. Everyone in our houses eats, the discount would help people regardless. Right now the food coop isn't doing so hot, it needs members. We need to use the 6th principal. Three proposals, all in Board Pack. With proposal three, we are talking about almost \$12,000, that might be too much of an investment. ELFCO could close in a year or two, it is hemorrhaging money. If office labor is any indication, I don't think making people work at the coop is a good idea. We also have the option of coming up with a new proposal and taking it to ELFCO.
2. AL: POI: I was part of the Board that removed ELFCO dues, we were paying them but not getting any discounts any more. We were happy to support them, but they were charging us the same amount. We need to have some sort of assurances, like a membership card? It was a disaster when we got rid of it.
3. Orion: I would like to take it back to my house. I know some of my housemates do go. Some of them are already members. I just need to talk to them. I think having a card would be a great idea, maybe with an expiration date.
4. ED: Discount is 10-12% on most products. There are pretty limited membership benefits right now. To get the discount you have to work a few hours a week. Then, you get a nice discount.
5. Orion: Do you know how much it costs people for regular membership?
6. ED: \$60, you have to work to get a discount.
7. Ferency: One of my housemates is a member and she said it is only \$12 a year if you are a student. Wouldn't it be better if one person in the house got a discount and then just went shopping.
8. Phoenix: We talked about this at my house meeting. They are in favor of number one. We would like a contract in writing that says that we will get the discount as long as we pay.
9. CT: I don't think that the kind of things they have are not the things we will buy as a house. Nice things.
10. ED: If we go through the coop they will let us do bulk purchases, in an under \$500 minimum kind of way.
11. Ferency: I think this could be used as a way to attract members, like a gym membership.
12. EVP: Is UNFI part of ELFCO?
13. ED: They are ELFCO's main supplier. There are some things that are cheaper through the coop.

14. EVP: I think my house would like to see a hard price list to do some comparing.
15. VB: Are we at the point where we can bring this back to our houses?
16. AL: Since we have so much time between now and the next meeting, is there time for the ELFCO people to compile something?
17. ED: Yes, I told the Manager they would probably want to speak to him. I think we should write up some sort of contract, that way we get what we want.
18. VPM: to get the discount, we would pay \$1/member/semester? Or would we work too?
19. ED: I don't think we will have to.
20. EVP: Further discussion?
21. Phoenix: Table.

6. Discussion Items

- a. Presidential Election Results
- b. VPE Elections

- i. EVP: We need to form a hiring committee.
- ii. VPE: It is the visionary committee. Lots of volunteers.
- iii. ED: Point of process?
- iv. Phoenix: This is pretty clear... it is the same in the code and the constitution.
- v. EVP: How about Zombie real world?
- vi. Avalon: I think we need to appoint as an interim before we hold elections.
- vii. New President: We could start an election process now. When we get back they would have 2 weeks to campaign.
- viii. VB: When do we want to meet to appoint?
- ix. Ferency: So the President appoints the person, right? I think everyone has shown interest in wanting to talk about it? So maybe she can decide and we can talk about it. We is the Board. As long as we give input to Laurel's decision...
- x. ED: If a vacancy occurs... By laws
- xi. Phoenix: And the code specifies that the Board's consent must establish hiring committee to "choose most qualified candidate."
- xii. Orion: We could have the people who are running come to the meeting and say, "Hi, here is letter of blah blah blah" and then we pick someone. Just an idea.
- xiii. Phoenix: the bylaws have supremacy, that the President selects the person from a pool of candidates. The Board can say, no, we don't want to do it that way. If we wanted to supercede this... then blah blah blah. Or we could just let it go the way it is now... I don't think we really need to talk about this.

- xiv. VB: What is it with this Board discussing non-discussion items. This is how we did it before, this is how we will do it again. Let's set a date.
- xv. New President: I would like to add an interview to this process. We would set a date. We need to pick a date from the time people's letters need to be in by. Let's have letters be due at the next Board meeting. Letters due Jan 8th. Wednesday for the hiring committee at 6PM on the 10th. Interviews would be the following Tuesday, Wednesday, Thursday. They would be 5-7ish.
- c. Update from Code Revision Committee: Not happening.
- d. Beal coop:
 - i. ED: They have been told that they need a hard-wired fire detection system. I have told them about their options. CAGUWA loans from NASCO, potentially loans from us. We could do a straw poll, don't know the amount.
 - ii. Orion: They need one of those things that calls the police department?
 - iii. ED: Not sure.
 - iv. EVP: I want an invitation to their house to hang out, and also a dollar amount because WE are talking about taking out loans.
 - v. AL: I am also in favor of this in spirit, but just like ELFCO, doing an investment with a company that is at risk is risky. Is it reasonable to expect to get our money back, I would just want to know that things have changed.
 - vi. CT: I would like to know length of loan. Last time I was there they didn't know they were a coop...
 - vii. Phoenix: I would like to know all of the things the banks want to know before they get loans. I don't think we are a bank, I don't think this is our business. We aren't really equipped to take these risks. I think we could buy Beal house, and run it, but I am not sure about getting this money back.
 - viii. ED: I think security is an issue for us, irrespective of if they are a coop we can find out how they run their building. If they have a \$200,000 piece of property and we get first lean, then we have tat. I don't know if it is mortgaged enough. I don't want people to think we will lose all our money.
 - ix. Ferency: Would we be giving a loan to the ten guys, or would we be giving a loan to Beal cooperative?
 - x. EVP: What loans have we made in the past?
 - xi. ED: We made loans to get Rivendell started, and then another one down the street. We organized some funds to help get them a roof.
 - xii. EVP: Who owns their house, and can we buy it?
 - xiii. AL: I would also recommend against talk of buying early on. Howland approached us about needing financial assistant and we offered to help them out in exchange for the deed. They decided

they would rather go under, and now they aren't run cooperatively. Independents are THAT.

- xiv. ED: We should establish a relationship with them first.
 - xv. EVP: Would they be willing to meet with the EC at all, or have us over for some beers?
 - xvi. STRAW POLL: all the FUCK over the place.
- e. Summer Occupancy
- i. Phoenix: We are freaking out sooner!
 - ii. Miles: Does closing houses cost us money?
 - iii. EVP: yes. We sort of use money during the year for maintenance and then spend it all in the summer.
 - iv. ED: It is the money we don't make for not having houses open. We are counting on having bodies here in the summer.
 - v. EVP: Plus we still have to have sewer to the houses that are closed.
 - vi. VPM: I guess I should talk because this is mostly my committee and my problem. I have been really busy, but I will be doing plans for open houses, more advertising, a booth open at the IC, if you all have ideas, say something!
 - vii. Elsworth: I think we need to get on the ball with advertising for summer. I would like to get involved, and I am sure other people would.
 - viii. Avalon: I have only been on the Board twice, so what did we do differently in the last years? Unless it comes up every year? I don't feel like this Board is even equipped to come up with the solution right now. What did we do, brainstormed all our ideas? I would like to see a more concrete something.
 - ix. ED: We put together a calendar.
 - x. EVP: Didn't Katrina compile marketing research?
 - xi. AL: This is a cyclic problem, hopefully not continuous. In the times I have been here, we have had three horrible summers. Basically, it comes down to HORRIBLE, great year, HORRIBLE, great, HORRIBLE. In the good years, there was a LOT of time put in by the committees, lots of advertising, people on the Impact.
 - xii. Orion: I lived here this past summer and it sucked, too expensive. I had heard from the beginning of the year that rent was cheaper and that it was fun. So if we are at full capacity, does it really go down? Where is that breaking point, what capacity? We can't tell people it is going to be cheaper if it isn't going to be.
 - xiii. AL: Also, if your house fills, you can split the cheapest rent.
 - xiv. EVP: Also, it depends on the house you are in.
 - xv. Phoenix: I think we did a bad job last year advertising for the summer. We expect funds from summer, for one thing. Also, the way we advertise for the summer. I think we should also make a rent ceiling. A lot of coops aren't even open in the summer across the country. We have a crazy revenue expectation. There is too much cheap housing for us to expect a ton of money.

- xvi. VB: I think Mike had a lot of good points. I have every reason to stay in the coops over the summer. I think this is a hesitation for a lot of people.
- xvii. Avalon: I agree with Mike. Active participation in the summer. We need to start working hard ALL the time, maybe some sort of institutionalization of this. A position that goes to the radio or something...
- xviii. VPM: East Lansing pretty much empties in the summer, I come home to an empty house. I think we need to appeal to something else if we aren't going to change how we count on the summer. We need to advertise toward some other point.
- xix. Elsworth: To keep rent down, would it work to close smaller houses and condense people.
- xx. ED: All the other landlords have 12 month contracts. We have talked about having that, and it went nowhere. That is one part of a multi-pronged solution to this problem. People will have to pay a lot more if we close houses down.
- xxi. Phoenix: Functionally we do cap assessment every summer, just not in advance. Disadvantaging losing money. The houses that were full were disadvantaged by that. Capping assessment is what we are already doing.
- xxii. ED: Has there been much of a history of that.
- xxiii. AL: Our staff went on some unpaid vacation... It was desperate measures, but it was where they were at.
- xxiv. Phoenix: Point is, whether we have capped it or not, we have made adjustments to make sure people don't pay \$600/month.
- xxv. Orion: I hear where you are coming from with the 12-month thing, one of my friends lived in a 3 bedroom house by himself for cheaper than me. It sucks for those people with 12 month contracts, but I think that it is definitely an option. Also, these houses that close, how do they afford that?
- xxvi. EVP: Their school-year rent is more expensive.
- xxvii. Orion: Also, yeah, something's gotta change. I wouldn't tell people to live here over the summer because it sucks so bad.
- xxviii. VB: I think we have pretty well established this is bad. We have x-mas break to think about this. We sell coops a lot on "we have cheap rent," maybe we should sell the coops more as "we live cooperatively." We get less quality members this way. Maybe if we could offer something over the summer, an experience versus a way to live.
- xxix. Ferency: 12 month contract is the most fiscally responsible thing to do. We need to be careful about how many people we will piss off. I don't know how many new members that gets us. What about a system of prioritizing houses for cheap rent. That way we can fill up houses, and rent will be cheaper.

- xxx. ED: It works out Ok for new members and we wind up pissing of existing members. One of the main things that makes the Ann Arbor coops work in the summer is working with ICPSOR, which is an academic program. We should build relationships with the U.
- xxxi. AL: In response to relationshipmaking it almost worked a few years ago. What do we do with disgruntled members that don't want to leave those houses. If you are upset about having to move, you can compare it to how much you have to pay.
- xxxii. Phoenix: Let's put something in Code language about being able to move people. If we are going to have 12 month contracts, and differentiate between prices.

7. Announcements

- a. Orion: Someone peed on us.
- b. Phoenix: Brunch, next Sunday morning. We are losing members to foreign countries. Come over and celebrate end of semester. It is 11 or 12.
- c. AL: Free pencils and highlighters.
- d. Ferency: We have been doing an HP film series.
- e. CT: Calendars.

8. Adjournment: 9:53PM