SJCLT minutes for June 15, 2011 @ 7PM
St. Theresa Globin Hall, SLT

Present Lyn Barnett, Francie Alling, Msg. Wallace, Lalo Munoz, Mike Riley

1. Opening Prayer- Msg. Wallace
2. Roll Call- had a quorum
3. Agenda and Minutes from 3-29-11 approved
4. Open floor comments- Scott from Sierra garden Apts. made some comments.
5. Board Officer reports-
   a. President- Lyn Barnett - Highlights 2010-11

   *We were recertified as a CHODO.
   *Change in management @ SGA from PAM to IRM(Inter Reality Management). IRM purchased PAM 10-1-10. IRM has 28 staff on west coast, 337 properties in 27 states. Their managers are certified. Next HUD inspection is 7-15-11. IRM will have a team here at Tahoe for 3 weeks to do repairs at SGA. We will negotiate a new contract with IRM.
   *Had to lay off our Ex Director, Cindy Hannah, due to lack of funds. We have no full time staff- only volunteer board members.
   *Revamped the web site- volunteer web designer Mark Chouimard

   GOALS- reestablish our membership base
   - recreate our financial stability – do more “outreach”- develop a budget
   - computer update-current computer 9 yrs old
   - hire new executive director
   - continue training and education programs- Kathy Cope
     (with SLT or LTCC)
   - 4 board meetings/year

   Letter from Patrick Conway re: Ex Dir of SJCLT – volunteer Ex Dir
   Letter is attached. Ex Committee(Lyn, Lalo, Francie) & interview

b. Secretary- Francie Alling

   • Hike for Housing- September 18, 2011. SJCLT will sponsor this hike with Habitat for Humanity @ Heavenly Ski area @ 10am-2pm. More info to follow.
   • We need to do a membership renewal letter- will talk with P. Conway about this when he takes over volunteer Ex Dir.

c. Treasurer- Mike Riley
   * El Dorado Savings $6,700.00
   * Parasol $2,147.05
   * 2nd collection @ St. Theresa Church $2,500.00 = $10,347.00

6. Election of CA Board Members
   a. Nominations: Lalo Munoz – Lessee Member- nominated by Scott Lancaster
      Lyn Barnett –General Member- nominated by Scott Lancaster
      Msg. Wallace- Supporting Member-nom. by Lyn Barnett
   b. Candidates each made a statement as to why they would like to serve on the board again.
   c. Election of Directors- all 3 candidates were voted in with 29 votes each.
   We had 20 proxies.

7. Election of Board Officers and Chaplin
   President- Lyn Barnett
   Vice Pres.- Lalo Munoz
Secretary – Francie Alling
Treasurer- Mike Riley
Chaplin- Msg. Wallace

8. Business requiring approval from the membership-
   a. Affirming continuation of current membership dues into fiscal year 2011-2012
      Regular members-$25, Businesses-$100, SGA no dues
      Alling made motion, seconded by Munoz. Motion passed.
   b. Affirming continuation of the monthly ground lease fee schedule adopted in
      2010. 1 home @ $50/month. Motion by Wallace, second by Riley. Motion
      Passed.

9. Other Business-
   a. Ex Dir Position- the Ex.Committee will meet with P.Conway in the near future.
   b. Kateri Project update in Incline Village: WCHC – purchase low income house
      or condo by Fall 2011. Then rent the unit. Have Bob Heffernan help us.
   c. Sierra Garden Apts update- apt manager, Chantal
      Mike Richards – with PAM since 1983- now the District Property Manager
      SGA/LLC meeting will be scheduled in late summer/early Fall

10. Next Board meeting- coordinate with P. Conway within 3 months
11. Closing prayer and adjournment @ 8:15pm

Frances Alling, Secretary SJCLT
September 26, 2011