Meeting called to order: 5:33 p.m.
Meeting adjourned: 6:33 p.m.

Board Members Present: Francie Alling, Lyn Barnett, Allan Bisbee, MaryAnne Brand, Karen Fink, Jesse Walker
Staff Present: C. Rosburg
Members Present: Jim Baetge, Lynn Barnett, Paula Lambdin, Fr. Larry Morrison
Guest: Nancy Chandler

1. **Topic:** Opening Prayer
   **Discussion:** Fr. Larry Morrison led an opening prayer

2. **Topic:** Call to Order and Approval of Agenda
   **Action Taken:** Motion to call the meeting to order
   Moved by: Fink
   Second by: Bisbee
   Ayes: All
   Nyes: None

3. **Topic:** Roll Call of Board Members and Determination of Board and Membership Quorums
   **Discussion:** With the proxies 20 held by Alling and 1 with Barnett, along the Board and Members present there is a quorum present.

4. **Topic:** Open Floor
   **Discussion:** Fink mentioned the California Community Land Trust will be having their annual meeting again and suggested that others consider attending, she attended last year and found beneficial.

5. **Topic:** Annual Address by President
   **Discussion:** Barnett reviewed some of the year’s accomplishments including the Motel to Housing Program, the Employee Assisted Shared Equity (EASE) Home Program, Sierra Garden Apartments (SGA) rehabilitation of 76 units and new Community Room, and a new Financial Policies Program. As part of the rehabilitation of Sierra Garden Apartments when the construction financing was converted to a permanent loan and Saint Joseph Community Land Trust received more than $200,000.00 in developer fees. The annual distributions from SGA will begin to once again, and could be as much as $30,000 to $40,000. The MTH program has moved 29 children out of sub-standard housing into traditional housing. Our annual Spaghetti Dinner was a big success, attended by more than 80 people with the Knights of Columbus volunteering to prepare the dinner and donations from Crazy Good Bakery, Lake Tahoe AleWorX, and Tahoe Pourhouse. We said goodbye to Mike Riely who was on our Board from the beginning and we have a new Board Member, Dr. Allan Bisbee. We also said goodbye to Cat Kope our Executive Director. The advertisement of the Executive Director position has received some great candidates and we will soon be holding interviews. Once we have our new Executive Director we plan to do is hold a retreat and develop a new work program. We are hoping to have at least one house bought with the EASE Program. Planed as well is completion of a Grant Application for The Catholic Campaign for Human Development to get money for an affordable house on the North Shore. The formation of a Membership Committee to increase our membership included the production of a radio ad by Maddie Bowman along with KRLT&KOWL (Steve Harness) whom both donated the services.
6. **Topic:** Financials

**Discussion:** Brand reported that we currently had $601,000.00 in the bank, this amount includes a recent $235,000.00 from the developer fee. The $600,000 includes the General Fund account with $377,000.00 and the Housing fund of $208,000, which includes the $50,000.00 for the EASE Home Program. With the hiring of an Executive Director there will be some additional expense. Distribution recommendation for the $235,000.00 is to put $115,000.00 into the Housing Fund, $1,737.00 into the Members Emergency Loan Fund, and $118,470.00 into the General Fund to allow from movement into the other programs and add security for the Executive Director coming in. Suggested by Bisbee was that we put some of the funds into higher yielding accounts.

**Action Taken:** A motion to approve the distribution of funds as stated

Moved by: Walker  
Second by: Alling

Ayes: 31  
Nyes: None

7. **Topic:** Election of California Board Members

**Discussion:** Fink asked about the possibility of adding more Board Members to the Board to increase representation of the communities we serve. Barnett felt with a really large board there are problems in getting quorums because some board members think that they can excuse themselves at a time when they are needed. His hope has always been that as we start getting more North Shore people involved, and get this project going up on North Shore it might make sense to add a North Shore and a South Shore Board Member. That would require an amendment to our bylaws and we have to file those amendments with the California Secretary of State. Barnett expressed the desire to have more low-income people on the Board if there is somebody that is low-income that is interested in running for California or Nevada that he would stand aside or maybe one of us can stand aside for a replacement during the middle of the year. Fink asked that this be discussed at the retreat and expressed the desire to expand rather than see board members leave.

a. Nominations:

- Lessee Member – Nominations must be by Lessee Members, or General Members, if Lessees do not have a nominee. Lessee Members are also designated representatives of low-income members (80 percent or less of AMI) (Incumbent: L. Barnett)
- General Member – Nominations must be by General Members, or Lessee Members, if General Members do not have a nominee. (Incumbent: M. Brand)
- Supporting Member – Nominations must be by seated Board Members, or Lessee or General Members, if seated Board Members do not have a nominee. (Incumbent: K. Fink)

b. Candidates Forum – Candidates may address the Membership concerning their candidacy.

   All candidate expressed being honored and their desire to continue with the Saint Joseph Community Land Trust Board.

c. Election of Directors – A separate vote is taken for each representative, and the nominee with the most votes (including proxy votes) is declared by the Secretary.

**Action Taken:**
Paula Lambdin nominated Lyn Barnett nominated for Lessee Member.

Lyn Barnett nominated MaryAnne Brand as the General Member and Karen fink as the Supporting Member

All incumbent candidates ran unopposed and were reelected into the positions the previously held
Ayes: 31
Nyes: None

8. **Topic:** Election of Board Officers and Chaplain (To be continued to the first Board Meeting in FY 2019/2020 if new Board members are elected. Installation of the new Board will occur at that meeting.)

**Discussion:** Since the same Board is in place Barnett questioned whether there was the desire to select the officers or to waiting until the retreat to decide on offices. Waiting until the retreat when the Executive Director would be there too was preferred.

9. **Topic:** Business Requiring Approval from the Membership (President):

a. **Affirming Continuation of Current Membership Dues into Fiscal Year 2019/20**

**Discussion:** Individual Membership (General and Supporting Members) $25.00 • Family Membership (Covers all persons in household over 18 years of age) $50.00 • Business/Nonprofit Members $100.00 • SJCLT Resident/Lessee Members (Dues are waived for residents of SGA $0.00 and residents on land leased from SJCLT.) additional level at the other set the rates we can always amend the rates maybe over the next twelve months look at potentially. super star rate and that might appeal to other people maybe a retreat item or something. Walker felt the rates were on low side and while supportive of the current rates he suggested that during the retreat we consider the thinking about raising the rates or adding additional categories that come with additional recognition.

**Action Taken:** Motion to accept our current membership fees into next year

Moved by: Brand Second by: SJCLT Member, Jim Baetge
Ayes: 31
Nyes: None

b. **Affirming Continuation of Ground Lease Fee Formula (see attached) into Fiscal Year 2019/20**

**Discussion:** The one ground lease of the Tallac Avenue property has never been increased. The owners pay six hundred dollars a year in lease. It was decided that a ground lease increase that considers inflation with a CVI built into the fee formula would be considered, but that we should give notice to the owner of the property before raising the fee.

Lyn suggested that we can hold a special meeting if necessary, we just need to get all the members together.

**Action Taken:** A motion to continue using our current rates and investigate a potential increase at our next meeting of the membership.
Moved by: Walker
Ayes: 31
Nyes: None

10. **Topic:** Review and Approval of Minutes from the Board of Directors Meeting on April 6, 2019
   **Action Taken:** Table the approval of the minutes and at the next meeting.

11. **Topic:** Confirm the time, date and location of our first board meeting in the fiscal Year 2019/2020
   **Discussion:** The next Board Meeting will be held on Wednesday, August 7th at Saint Theresa’s -Goblin Social Hall and Fink recommended scheduling the Board Retreat once the Executive Director is on board.

12. **Topic:** Adjournment and Closing Prayer
   **Discussion:** Barnett said a quick prayer for the organization. The meeting was adjourned at 6:33pm

Respectfully submitted,

Karen Fink, Secretary