

Housatonic Habitat for Humanity
Board of Directors' Meeting - November 20, 1996
Danbury, CT

Present: Roger Authers, Bob Metcalfe, Christie Davey, Ed Allan, Lorelle Foulds, Liz Yoho, Don Winkley, Tom Gissen, David Beebe, John Loehr, and Colleen O'Rourke.

Bob Metcalfe opened with a prayer at 7:15pm

Introductions were made.

Burnes Hollyman wants to mobilize St. Stephen's parish. He and Lorelle will be spearheading involvement of our adopt-a-house church

TREASURER REPORT:

Given by Colleen in Paul's absence.

The Federal form 990 was filed, and contributions are improving.

There was a generous contribution from the Jerusalem Lodge on Monday, November 18th. John will do the thank you notes for those contributions over \$250.

Colleen will call Bill Donaldson to attend next Board meeting.

NEWTOWN:

Update of litigation given by Tom Gissen. John Loehr reported that

An environmental engineering firm has commenced Phase I. The cost of Phase I will be what they subcontract. We need an answer by December 11th to make a decision on closing.

Discussion ensued re: us doing the eviction or waiting for the Town to get Stefanko off land. Colleen strongly urged that we do not accept land with encroacher on property--then it is our battle. We then must ask Newtown to get him off--move it to a priority with the Town.

John and Tom suggested that we are to proceed with the eviction after we get a clear environmental report and accept the property.

John sent a letter to the Board of Selectment in Newtown. He followed up with a phone call to Bob Cascella who has not yet returned the phone call. Tom talked with Mr. Denlinger. This issue was not considered a hot button by the town's attorney.

Tom discussed how much could possibly be done for both lots without having the lawsuit resolved. A second well may be able to be dug.

It may be easier to get Mr. Stefanko off the property with a trespass notice. He may use this to delay the removal of posts and horses.

REPORT ON TRAINING WORKSHOP

The Habitat for Humanity Affiliate Covenant was passed out. Colleen will be reporting on each aspect of training each month. The Covenant is the guiding document for each affiliate and all board members are to know its principles.

ADMINISTRATIVE

Board members were requested to update their addresses for the master list.
Put meeting dates of your committees on the office calendar

CHURCH RELATIONS

The Building on Faith week was discussed as was the Building on Faith worship service. Bob and Don will commit to letters for the DAY OF PRAYER on September 21, 1997. They will propose an action plan for building church relations.

MISCELLANEOUS

A discussion was held on the Rebuilding Communities campaign which is like a national/regional program for the locals to tap into.
Lorelle and John discussed other land donations.
Christie will attend the Monday meeting.
Lorelle and John will meet with the Bethel Board of Selectmen.
Don will be meeting with Brookfield Board of Selectmen informally. Then Lorelle should meet with them as Site Selection

ELM STREET CLOSING

Joh reported that mortgage documents have been drafted.
Tom Gatimer will contact Sharon Dornfeld.
Sam called today and he is meeting with Juan tomorrow.
Tom Gatimer and Joe Saffi then need to get closing scheduled.
Discussion over Gonzalez's not being insured.
We do not have protection right now.
Liz will met with the Gonzalezs on Tuesday, November 21st to insist that an insurance policy be put in force immediately.

The meeting was adjourned at 8:35pm.

The next meeting is schedule for December 11, 1996 at 7 p.m..

Agenda topics for the next meeting will include: the Nominating Committee, the cycle of board members, and elections for one year.

As of November 12th all papers have been filed. The Town is getting the file prepared. Mr. Denlinger mentioned that we might be ready to talk.

Mr. Stefanko's attorney got back that he'd like to see what earth was to be removed and what impact it would have on Mr. Stefanko's driveway.

John advised that we take title to the property if the environmental survey comes out clean. Colleen disagreed on behalf of the Building Committee.

The Building Committee should start a dialogue regarding swapping property. Tom and John are to discuss this with Kevin

We have a better chance of bringing Mr. Stefanko to bargaining if the trespass notice has been issued.

Colleen will ask Ed Raymond, of the Building Committee if it would be wise/and how to put pressure on Mr. Cascella to get the town's attorney to act.

John still wants the site work done separately for each house.

Possible summary judgement leading to certiori appeal.

Issues to be resolved:

1. Garage
2. Land behind house
3. Mine earth and giveaway

FAMILY SELECTION

The Family Selection Committee is waiting for the second house to be clear before opening up the selection process for a secon family.

The Family Partnership Committee has some issues with Claire.

FUNDRAISING COMMITTEE

A covenant has been signed with St. Stephen's Church and they have sent a check of \$7,000.

Roger met with Trinity Church Outreach's Committee and they will be giving money this year. They will pledge \$10,000 for 1997.

Roger will be meeting with St. Rose of Lima Church.

Don Winkley met with the Knights of Colombus as did Wally.

The newsletter is going out this week. Will be responsibility of Public Relations in 1997.

The Committee is targeting organizations, churches, and corporations.

The goal is to spread the word on the ways to help.

The Carpenters' Club is established.

HOUSATONIC HABITAT FOR HUMANITY

BOARD OF DIRECTORS MEETING

7:00 P.M. BETHEL MUNICIPAL CENTER

WEDNESDAY, DECEMBER 11, 1996

PLEASE MAKE AN EFFORT TO BE THERE

IMPORTANT!!!!!!!

NOTE CHANGE OF LOCATION

CALL OFFICE 431-1392 IF UNABLE TO ATTEND

Housatonic Habitat For Humanity

Board Meeting Agenda

December 11, 1996

- Introduction of guests
- Review Prior Meeting Minutes
- Treasurer's report
- Committee assignments update
- Affiliate Covenant
- Site Planning Committee Report: strategy re: Newtown land closing/eviction; status of subdivision/zoning variance lawsuit
- Building Committee Report: Newtown construction
- Family Selection Committee Report: Newtown
- Fundraising Committee Report
- Speaker's / Church Programs Committee Report
- 112 Elm Street issues
- Town of Ridgefield issues: Selectmen letter, Habitat Club
- Other business items: January office clean-up
- Report on Mtg w/Town of Bethel selectmen re: land donation
- Nominating Committee: 1997 Board Elections
- Next meeting date/location