



BOARD MEETING MINUTES | JULY 21, 2016

CALL TO ORDER: 6:38pm

PUBLIC ITEMS

1. **Board members present:** Blair Ward, Ethel Sims, Thomas Sims, Rob Yackley, Brian Beevers, Jon Hall
2. **Reading Mission Statement:** Thomas Sims
3. **Guests:** Rebecca Elliott, Philip Asiano, Sue Zinda, Christiane Asiano, Christy Korig, Marieke Dusenbery
4. **Approval of meeting minutes:** There was no vote on approving the meeting minutes from the last meeting (May 2016), which were emailed to board by Sue. There were no meeting minutes from June 2016, as the meeting was cancelled by the officers.
5. **Public Comments:**
 - a. Jamie Thomas, American Cancer Society.
Upcoming event, Relay for Life (Aug 20-21). Jamie is seeking teams to sign up and donations, brought posters and flyers. Jon Hall will add an event notice to the GGHCDC website.
 - b. Sue Zinda, Board Member Golden Hill Community Garden.
Sue noted some confusion among Garden Board Members regarding Sue's position as liaison with GGHCDC (the Garden Board thinks they should select the liaison vs, the GGHCDC selecting its own liaison). As a result, Sue requested that a GGHCDC board member attend the next Community Garden Board Meeting (Aug 6).
 - c. Christiane, Golden Hill resident
Asked if the board knew status of completion of the Golden Hill Grotto, and how the grant was used. The GGHCDC Board was not involved in this project
Christine is following up with the City of San Diego to determine status.
6. **Agenda Modifications:** Rob Yackley asked that new board members be nominated in order to fill Sue Zinda's vacant seat

GENERAL BUSINESS

1. Housing Committee
 - a. Ethel and Christiane met with Mi Yeong Lee at the SD Housing Commission to discuss the Duplexes. Discovered rules for managing Duplex finances were not being followed by GGHCDC. This may impact GGHCDC Duplex income, how Duplex finances are managed and more. Separate bank accounts for each property must be maintained, along with cash reserves. Curb appeal improvements required by end of August 2016. Ethel said that all income from Duplexes must now go back into the Duplexes, cannot come to GGHCDC as income.
 - b. Rob asked what the principle is for the loan on both properties. Ethel believes its approximately \$120k and \$150k. Rob also asked if GGHCDC will no longer receive income, does it make sense for the GGHCDC to continue owning/managing them.
 - c. Blair will send list to board members of curb appeal improvements to be made.

- d. Christiane will follow up with Mi Yeong Lee to find out further details regarding Duplex owning/managing requirement and report back to the Board, and lead the curb appeal project (budgeted amount: \$2,400).
2. Business Development Committee
3. Other General Business
 - a. San Diego Architectural Foundation Grant.
 - i. Outstanding balance of \$25,000 overdue to SDAF for nearly 10 years. SDAF is requiring a large payment this month, with the balance to be paid in 90 days. Blair explained that previous Board members/officers received the SDAF grant to be used for creating an “artistic door” at the GH Fire Station. The money was instead placed in the GGHCDC general fund and the money never spent on the door.
 - ii. Blair said he sent a check to Jennifer (attorney for SDAF) for \$2,000 six months ago, it was never cashed. He expected income from last GH Festival would help pay for it, but it didn’t. Blair said recent Tacotopia event sponsored by The Reader should net income of \$3,000-5,000 to GGHCDC. Blair said he expects \$13,000 to be released from Golden Villas property balances to compensate the GGHCDC for managing the asset this past year.
 - iii. Ethel proposed making a \$17,000 payment to SDAF from account 3607, and \$3,000 to be paid from Tacotopia or other income in 90 days. If we make these 2 payments the ADAF will forgive the additional \$5,000 we owe.
 - iv. Ethel motioned for a board vote to make a \$17,000 payment to SDAF immediately. Jon commented that without access to GGHCDC financial statements, balance sheets or budget s that the board has been asking for several months, he would have to abstain from the vote as he has not been adequately informed of the financial condition of of the GGHCDC. Brian and Rob voiced the same concern and also abstained. Ethel stated that a board vote was not required for this expenditure, and Officers could proceed without the board’s approval. Ethel motioned, Blair seconded, and all three officers (Ethel, Blair and Thomas) voted in favor.

BOARD BUSINESS

1. Treasurer’s Report
 - a. Ethel presented a financial report entitled “Special Treasurers Report.” The report was used as an exhibit for the discussion regarding the Duplexes.
2. Business Development
 - a. No new Business Development discussed
3. Other Board Business
 - a. Resignations
 - i. Ethel Sims (Treasurer and Board Member) and Pastor Thomas Sims (Vice President and Board Member) submitted their letters of resignation from their offices and the Board noting demands of their time in other areas.
 - ii. Blair stated he would also resign from the Board soon noting demands of his time with his business.
 - b. Voting New Board Members
 - i. Rob nominated Rebeca Elliot to replace Sue Zinda’s board position. Jon seconded. All board members voted in favor, none opposed.

- ii. Blair nominated Christiane Asiano to a new board position. Pastor Sims seconded, all board members voted in favor, none opposed.
- c. Voting new officers
 - i. Rob nominated Jon Hall to be President Pro-Tem, after Blair steps down. This would be a temporary position until officer elections in September 2016. All board member voting in favor, none opposed.
 - ii. Jon nominated Rob Yackley to the position of Treasurer Pro-Tem, to be effective immediately. This would be a temporary position until officer elections in September 2016. All board members voted in favor, none opposed.
 - iii. Rob nominated Rebeca Elliott to the position of Secretary Pro-Tem. This would be a temporary position until officer elections in September 2016. All board members voted in favor, none opposed.
- d. Community Center Room Lease
 - i. Sue noted that our current lease (\$10/hr, \$20/mo) expires in August. She will contact the Community Center management and report to the board with details on signing a new lease.

ACTION ITEMS

1. Christiane working with SD Housing Commission on issues regarding Duplex properties
2. Board to determine whether it makes sense to continue ownership/management of Duplex properties
3. Sue getting new Community Center meeting room lease details for the Board
4. Exiting officers (Blair, Ethel, Pastor Sims) gathering/contributing needed direction, information and items for transition to new officers
5. Ethel to make payment of \$17,000 to SDAF

ADJOURNMENT: 8:48pm

THESE MINUTES UNANIMOUSLY APPROVED BY THE BOARD VIA EMAIL.