



RWCHH
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Minutes of October 19, 2015 Board of Directors Meeting held at GHCP Clubhouse, Montross VA

The meeting of the Board of Directors of RWC Habitat for Humanity (RWCHH) was called to order at 10:10 AM by Director Dave Bertsch who also gave the opening prayer. A quorum was present.

Voting Members Present: Treasurer Harold Leifer, Secretary Hugh Fillingane, and Directors Dave Bertsch and George Algie.

Voting Members Absent: President Andrew Swaney (available via phone if required.), Vice President Kim Sovine.

Minutes from September 2015 Meeting. The minutes for the preceding month's meeting were approved. August minutes are still outstanding.

Treasurer's Report: Treasurer Leifer reported that there were no significant changes. Cash in the bank is \$47,905.32. Details may be found in the Treasurer's Report, distributed separately. The report will no longer be posted on the RWCHH website. The Treasurer's Report was approved. Collections are somewhat behind and there are two foreclosures pending.

Old Business:

- **Status/Discussion of Houses:**
 - **House #2 (Roane):** Subsequent to providing her fuel, she then requested deck repair. Numerous payments behind. Pending foreclosure. Board discussed strategy and decided that since we did not want to reclaim the house, we approved a motion to secure an appraisal of the property and then discuss a Deed in Lieu of Foreclosure with the borrower in a effort to buy her out and avoid the foreclosure process. Subsequently, our options include selling the property ourselves.
 - **House #4:** 98 Marion Way, Montross, VA. (Gaskins). Foreclosure has been avoided as owner brought payments up to date through August.
 - **House #13:** No discussion.
 - **House #14 (Old #1; ex-Sarah Rich) (applicant Potter):** 3584 Country Bridge Rd., Montross VA. Renovation is going well (see Construction Report). Motion approved for preliminary appraisal of property to expedite future closing.
 - **House #15:** 240 Sonnet Lane, Montross, VA. (Undeveloped). Discussion centered on options for further development of this property. Conclusion was to defer any further effort on this property until House #14 is complete and we assess the availability of volunteer labor.
- **Nominating Committee:** No report. Tabled.
- **Applicant/Family Qualification Status:**
 - Belfield/Jenkins: New application received. Approved for House #15.
 - Potter: Qualified. Approved for House #14.
 - Latisha Lee: Qualified.

New Projects. None.

Reports:

- **Construction.** House # 14. Much of the de-construction work has been completed. A drywall contractor visited the house and recommended which portions of the current drywall needed to be replaced. Much of that has been removed. That enabled wiring to be added where new outlets and lights will be installed. The water lines in the house were of a type that had a history of failures and consequently new water lines were run in the main part of the house. Additional lines will be added to the new addition. The Potter family has been working on weekends to keep the debris picked up and put into the dumpster. They are eager to take on new tasks and will be involved in the weeks ahead. The exterior of the house was washed with brushes using Clorox and TSP (tri-sodium phosphate). Following that a power washing was done. An 8' x 12' shed was purchased for \$1,700 – well below the cost of building one – and delivered. The type and pricing of the kitchen and bathroom cabinets researched and we have learned that a significant discount will be available if we order before the second week of November. Likewise, we have a proposal for the type and cost of the heating/air conditioning system. The footers for the new extension were excavated and concrete was poured last week by Lowerys'. The block for the foundation was delivered and will be laid this week.
- The were no other reports

New Business. There was no new business. There was more discussion of the viability of the chapter given the lack of prospective new members, declining donations and the advancing age of the current Board and volunteers. This discussion will be on-going. A news release via the GH/CP GlenNet yielded no response.

The meeting was adjourned at 11:30 AM.

Respectfully submitted,
Hulon Fillingane, Secretary