



RWCHH
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Minutes of May 18, 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 10:07 AM by President Andrew Swaney. Dave Bertsch gave the opening prayer. A quorum was present.

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

Voting Members Absent: Director Kim Sovine.

Non-Voting Members Present: None

Minutes from April 2015 – The minutes, as distributed by email, were approved with one correction; namely: text regarding the Treasurer’s report should have read “...on House #2 has been paid...” (vs. House #3).

Treasurer’s Report: Treasurer Leifer reported that there were no significant changes. Income has been reduced due to lack of donations and fund raising activity. Cash in the bank is \$57,619.85. Details may be found in the Treasurer’s Report posted on the RWCHH website. The Treasurer’s Report was approved.

Old Business:

- **Status of Closing on House #13.** The closing is still underway. New estimate is TBD.
- **Section 502 Prequalification.** Discussion centered on percentage of median Westmoreland County income required for qualification; namely, 60% or as low as 30%. In defense of lowering the percentage requirement, it was noted that rent payments some applicants are making are significantly more than a Habitat mortgage payment would be, thereby freeing up funds for other living expenses.
- **House #1 (3584 Country Bridge Rd., Montross VA).** Foreclosure proceedings were initiated and the foreclosure sale will be held on May 19th. RWCHH will initiate the bidding at \$36,671.99, representing the amount of RWCHH funds invested in the property. Treasurer Leifer and Director Algie were authorized to bid a maximum of \$45,000 to re-acquire the property. Should RWCHH be the successful bidder, the property will be repaired and possibly have a bedroom added in preparation for the next qualified family.
- **Backup for Treasurer.** As approved at the April meeting, the services of Ms. Teresa Edwards’ bookkeeping firm has been engaged as backup for the treasurer. Ms. Edwards has been indoctrinated by treasurer Leifer and has assumed that responsibility. There was discussion about placing the Treasurer’s records in the (Internet) Cloud so that others may have access in the event of an emergency.
- **Properties Under Active Consideration.**
 - **111 Erica Dr, Glebe Harbor Subdivision, Montross VA.** Consideration of this property has been tabled indefinitely due to the extent of repairs needed.
 - **240 Sonnet Lane, (Mount Holly area) Montross, VA (House #14).** Initial planning is underway including lot preparation, sewer and water hookups and construction plans.
- **Nominating Committee:** Tabled.

New Business: None.

New Projects. None.

Reports: All other reports/business were tabled due to the time.

The meeting was adjourned at 11:48 AM.

Respectfully submitted,
Hulon Fillingane, Secretary