



RWCHH
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Minutes of September 21, 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 10:05 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, and Director Dave Bertsch. Asst. Treasurer Teresa Edwards was also present.

Voting Members Absent: Vice President Kim Sovine.

Minutes from Aug 2015 Meeting. The minutes for August were not ready and will be distributed later by email for consideration at the October meeting.

Treasurer's Report: Treasurer Leifer reported that there were no significant changes. Cash in the bank is \$49,827. Details may be found in the Treasurer's Report posted on the RWCHH website. The Treasurer's Report was approved. Collections are somewhat behind and there are two foreclosures pending.

Old Business:

- **Status of Houses:**
 - **House #2 (Roane):** Four payments behind. Pending foreclosure.
 - **House #4:** 98 Marion Way, Montross, VA. (Gaskins). Foreclosure has been avoided as owner brought payments up to date.
 - **House #13:** Royal Way, Montross, VA: VHDA has requested information from Owner for additional details.
 - **House #14 (Old #1):** 3584 Country Bridge Rd., Montross VA. Renovation is underway (see Construction Report). Planned for Applicant Potter. HVAC, electric, plumbing and insulation remain to be completed. All construction effort will be towards completing this house for occupancy.
 - **House #15:** 240 Sonnet Lane, Montross, VA. (Undeveloped). The site has been deconstructed and cleared. There was some discussion as to whether to put a modular or stick-built house on the property. Nice modular home available for about \$100k; about the same as stick built, but less volunteer labor. President Swaney will pursue this option. The well and septic, while not yet verified, are expected to be usable as is. Board is seeking USDA loan for this property. Director Bertsch expressed some concern about overbearing governmental regulations if the USDA loan is used.
- **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. Permits have been procured and dismantling of roof, flooring, interior walls has been accomplished. Dumpster for debris is on-site and being used. New front porch and stairs have been installed. Type of hot water system to install is under discussion with no decision yet.
- There were no other reports

New Business. There was 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.

The meeting was adjourned at 11:45 AM.

Respectfully submitted,
Hulon Fillingane, Secretary