

PPHFH (virtual) Board Meeting Minutes

DATE: April 5, 2021

Board Members	Present?	Staff and Guests	Present?
Shannon Baumgartner	Y		
Jay Carlson	Y		
Rob Giunta	Y	Stephanie Campbell, Director of Finance/HR	Y
Joel Hamilton	N	Greg Kovach, <i>Director of Operations</i>	Y
Peter Hilts	Y	Kris Medina, <i>Executive Director/CEO</i>	Y
Martha Johnson, Vice President	Y	Iain Probert, <i>Director of Strategic Partnerships</i>	N
Ryan Mohling, President	Y	Janet Risley, <i>Director of Homeowner Services/Real Estate Acquisition</i>	Y
Janna Mulder	Y	Jeff White, <i>Chief Operations Officer</i>	Y
Ryan Panariso, Secretary	Y		
Peter Scanlon, Treasurer	N (Tech issue)		
Chuck Smith	Y		
Eric Stolp	Y		
Ryan Teeples	Y		
Laurel Thorstensen	Y		
Candy Vandenberg	Y		
Bill Wall	Y	Guests:	
		Lian Mung and Zen Niang, Future Homeowners	

CALL TO ORDER The (virtual) April 5, 2021 regular meeting of the PPHFH Board of Directors was called to order at 5:48pm by Mr. Ryan Mohling, president.

OPENING DEVOTIONS ~ INTRODUCTIONS ~ ANNOUNCEMENTS:

Future homeowners, Lian Mung and Zen Niang were introduced by Ms. Janet Risley. Their future Sand Creek home is sponsored by Clark Land Surveying. The family spoke briefly about their excitement of having a home.

Kris Lewis Medina's devotional centered around the celebration of Easter as well as remembering that Jesus mourned with Mary and Martha, Lazarus' sisters when Lazarus passed away and then Jesus celebrated with the sisters when he summoned Lazarus from the tomb and family and friends were reunited, as we all will be reunited because of Jesus' resurrection.

Following the devotional, Ms. Lewis Medina requested permission to leave the board meeting early following the board's upcoming discussion and vote to increase the front-end ratio. Permission was granted.

APPROVAL OF MINUTES:

Motion made, seconded, and passed to approve the March 1, 2021 minutes as presented. No further discussion occurred.

FINANCE REPORT

In Mr. Scanlon's absence, Ms. Stephanie Campbell, director of finance and HR, presented the February 2021 Financial Dashboard. There is a slight net income loss for the month; however, the year-to-date net income is positive and exceeds budget. ReStore sales continue to exceed budget, and investment accounts returned a moderate monthly increase. Being no questions, the financial dashboard will be filed as presented.

ITEMS REQUIRING DISCUSSION AND/OR VOTE:

Ms. Janet Risley, director of homeowner services and real estate and Ms. Medina explained the front-end ratio requirement of future homeowners needing to pay no more than 30% of their gross income towards housing expenses to not be considered cost burdened. Currently PPHFH uses 28% for the ratio; however, HFHI and all other affiliates are using the 30% front end ratio as it assists in strengthening the affiliate's financial sustainability. Homeowners pay a slightly increased mortgage while PPHFH receives a slightly increased mortgage payment, which reduces the affiliate's subsidy to the homeowner. Motion was made, seconded and passed to increase the front-end ratio from 28% to 30%.

Mr. Mohling and Ms. Medina presented HFHI's Safeguarding Policy #34 to the board. HFHI, which adopted the policy in January 2021, is requiring the adoption of this policy by affiliates. The focus is to demonstrate that all affiliates are committed to the highest ethical standards and oppose all forms of exploitation and abuse, particularly of vulnerable populations, children, and the elderly. It also requires affiliate staff, key volunteers to prevent physical and or sexual abuse and exploitation, harassment, or bullying of the people in the community we serve. Motion made, seconded, and passed to adopt HFHI's Safeguarding Policy #34.

Ms. Medina also explained that staff, volunteers, or community members who wish to report concerns anonymously may do so through the "My Safe Workplace Portal."

EXECUTIVE DIRECTOR and STAFF REPORTS:**Executive Director and Staff Report**

Being no questions regarding the Executive Director, Staff and Committee Report, Ms. Medina left the meeting with permission. Ms. Risley and Ms. Campbell continued taking notes for the minutes.

Executive Committee

Mr. Mohling thanked the board members who have remitted their Board Pledge forms and for their financial support. The number of board pledges received in the report were 10, though it increased by 2 since the report was presented. Total is 12 of 16 board members have submitted their pledge form. Mr. Probert was asked by some board members to verify if their pledge forms were submitted as this is a two-year program and some forms may have been submitted last year and the board member does not remember if they completed the form.

COMMITTEE REPORTS & RECOMMENDATIONS:**Executive**

Mr. Mohling noted Executive Committee met. Primary discussion was the upcoming election of PPHBH board officer.

Governance Committee

Mr. Ryan Teeples requested board members who are interested in joining executive committee or learning more about the officer positions beyond the committee description included in the board packet should reach out to him, or to Mr. Mohling or Ms. Medina. He also reminded the board about the upcoming Board Build on April 24th.

Mr. Mohling presented the Interfaith Build for Unity Ground Blessing faith leaders' video for the meeting's closing.

OLD BUSINESS:

NEW BUSINESS:

COMING EVENTS:

MEETING ADJOURNED:

Mr. Mohling adjourned the meeting.