



TNAHC Board Meeting

Wednesday June 5, 2019
11:30 a.m. to 1:30 p.m. CT

Habitat for Humanity of Greater Nashville Offices
414 Harding Place
Nashville, TN 37211

Conference call in #615-964-666 ext. 750 or 1-888-665-1988
Call ID: 39194; Pin #1045

Meeting Minutes

Board Members Present

Angela Belcher
Colleen Dudley
Daryl Hill
Keith Turbett
Lorrie Shearon
Maria Catron
Sernorma Mitchell

The Housing Fund
Habitat for Humanity of Tennessee
Woodbine Community Organization
First Tennessee Bank
THDA
Kingsport Housing and Redevelopment Authority
HUD

Board Members via Conference Line

Amy Schaftlein
Carl Hagan
Jackie Mayo
John Callow
Keith Lampkin
Melanie Cordell
Paul Morris
Robert Sampson

United Housing, Inc.
LHP Development, LLC
HomeSource East Tennessee
Housing Professional
City of Clarksville
TV Valley Coalition for the Homeless
Memphis Area Assoc. of Governments
Keller Williams Realty

Board Members Absent

Anne Cooper
Brody Wamble
Gerald Hallenbeck
John Besser
John Roberts
Ralph Perrey
Richard McClain

Appalachian Regional Coalition of Homelessness
Simmons Bank
First Tennessee Bank
Franklin Housing Authority
Habitat for Humanity of Greater Nashville
THDA
Keystone Development

Welcome

Minutes from March (attached) were presented and with a motion to approve, they unanimously passed.

Reports

The Treasurer's report for end of May was presented by Maria Catron. There was a motion to approve the financial report (attached). It passed with a unanimous vote. Discussion on whether there should be an audit of the financials since there hasn't been one. Colleen Dudley will ask the auditor they work with the requirements for a Nonprofit or 501(c)6 regarding an audit or a financial analysis and the cost.

No Secretary's report to present.

Education Committee chair, Daryl Hill presented his report (attached).

- First was the reminder that Aug. 2020 HUD counselors must be approved by HUD as certified counselors. He was concerned that there aren't enough counselors certified and we are running out of time. Need to share the training information and deadlines with membership through every avenue possible.
- Melanie Cordell volunteered her council Education Committee representative to consider. Survey Monkey would be the best method to find out what TNAHC members' top 5 topics are to be addressed in 2020.
- Need to educate membership through all avenues of TNAHC to make a drumbeat of reminders.

Communications and PR Committee chair: Sernorma Mitchell presented her report (attached). Also, regarding RAD program Sernorma shared HUD's report (attached). The website for all information on RAD is www.radresource.net.

Finance Committee chair: Maria Catron presented the idea to have booths at other conferences. This would provide an opportunity to share TNAHC's mission and to be advocating across the state. But before committing funds for the booths, everyone agreed that a prospective budget for 2020 needs to be presented at the next meeting. Need to evaluate which events would be the most beneficial to attend and then can decide monies available.

Legislative Committee chair, Patricia M. Smith (as interim for this council) suggested that each Regional council have a meeting with a Congressional member prior to November 1.

Membership chair, Keith Lampkin suggested an annual Survey Monkey to ask the questions regarding value, expectations, communication challenges, topics and issues to address, and how Coalition can bring value to others.

New Business

Lorrie Shearon presented a research brief by the Research and Planning Dept., THDA Housing Indicators: Comparing TN's Cities (attached). More details on each city can be found on the research page of THDA's website. Lorrie also shared that she is overseeing next year's TN Housing Conference. It will again be at Music City Center, March 11 and 12, 2020. She asked for members to share any ideas on topics or speakers with her at lshearon@thda.org.

Council Business

Keith Turbett initiated discussion on how the Regional Councils can build memberships and bring value. The following suggestions emerged:

- Need representation from more REALTORS®

- Each Regional council members reach out to a new member and ask “how can I assist you in your business” and get involved with others
- First time guest, lunch is free. Second time, non-members buy their lunch with an invitation to become a member.
- Each Council has a budget of \$830. The funds can be used for speaker fees or lunch. Other ideas are welcome.
- Regional Councils need to be THE recruiting source.
- Patricia has posted the membership list on TNAHC.org/Resources
- Regional Council meeting dates should be on the website calendar.
- Need to invest in marketing materials i.e., index card of info, magnets, etc. May can get local college class to design the piece and print to save on cost.
- Utilize THDA’s research information to provide stats for members to share.
- Both the East and West Regional Councils have been taking minutes. The Middle Regional Council needs to do the same. Then these need to be given to Rhonda Mosier for historical archiving and posting on TNAHC.org so absent members may access.
- Operating Committees need to choose a vice chair.
Councils should organize local elections so new officers are announced at the Annual Meeting at the Tennessee Housing Conference. Terms can begin January 1 or March 1, as the Council determines.

Updates on By-laws

- Replace Election committee with Nominating Committee

Next Board meeting

The next Coalition board meeting is slated to coincide with THDA’s Board meeting in Chattanooga on September 23. The reception is that Monday night. So board meeting can be Tuesday morning at 8:30, over by 11:30. Patricia will look into a possible piggy back on the present group rate.

Sernorma mentioned that homes built prior to 1977 can possibly contain lead paint. There is information on the HUD site as to what to do if anyone comes across such a home.

Meeting was adjourned.

MISSION STATEMENT

To connect, educate and advocate housing opportunities for Tennesseans