



BOARD MEETING

December 12, 2017
Noon to 3:00 p.m. CT

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

Meeting Minutes

Members Present

Carla Jarrell	Pinnacle Financial Partners, Inc.
Daryl Hill	Woodbine Community Organization
Eric Haralson	Triage Associates
John Roberts	Nashville Area Habitat for Humanity
Keith Turbett	First Tennessee
Sharon Bosworth	Affordable Housing Resources
John Callow	City of Murfreesboro
Retha Patton	Eastern Eight CDC
Jackie Mayo	HomeSource TN
Maria Catron	Kingsport Housing Authority
Lorrie Shearon	THDA

Guests Present

Patricia Smith	THDA
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Welcome and Introductions:

John Roberts welcomed all members to the last meeting of the year. John explained that since there is not a quorum the voting will not be official until all voting matters are sent out to the whole board to approve. The minutes from September 20th meeting were reviewed. There was a motion to approve given the edits. (Updated minutes are attached)

The Treasurer, Sharon Bosworth presented the monthly report, the Year End financial statement, and the proposed budget for 2018. All were reviewed. Budget proposals were reviewed and given revisions of the 2018 budget, it was approved. Also, the monthly report and the Year End report were approved. (all documents are attached)

The Board Secretary, Carla Jarrell shared the Secretary's report. She reported that invoices will be sent soon.

Regional Council Leaders' Reports:

Maria Catron was present to report on the West TN Region Council. There were no other Regional Council reports.

Operating Committee Reports:

Eric Haralson reported on the recommendations from the Bylaws Committee to update the current bylaws. Updates are needed in section 3.2, pages 3 and 4, as shown below.

The Board of Directors are selected via nominations submitted from the Nominating Committee, and are installed through a majority vote of all coalition members with paid member status in attendance beginning with the election held at the coalition's annual meeting at THDA's Governor's Housing Conference. All Board members are voting participants. Service terms for active Board members will be for three years. .

And lower in the same section -

The Composition of the Board of Directors shall consist of the following:

There will be no more than twenty-five (25) Board Members. Those members will include the five (5) Executive Committee members, three (3) regional council Chairs, and a minimum of one (1) Director elected from each of the following categories:

- 1) State and Local Governments, including political subdivisions such as Development Districts;
- 2) Mortgage Bankers/Real Estate Brokers and Agents;
- 3) Not-For-Profit organizations active in promoting/developing affordable housing;
- 4) For-Profit developers or builders of affordable housing, including manufactured housing;
- 5) Federal or Funding Agencies, including HUD, USDA, Federal Reserve (these shall be Ex Officio)
- 6) Public Housing Agencies or Authorities;
- 7) Financial Institutions, including commercial and savings banks, CDFIs, Federal Home Loan Bank, FNMA, and Freddie Mac;
- 8) Representatives of the Low Income Community;
- 9) Home Buyer Educators of Tennessee (HBET)
- 10) At Large
- 11) The Executive Director of THDA shall serve as an Ex Officio, nonvoting member.

Also, in section 4.1, strike the *electing officers*.

The vacant position in the Education Committee chair was discussed. Carla Jarrell recommended Daryl Hill be the new chair. Daryl accepted the position.

Eric reported on the Legislative Committee. This committee will coordinate with the membership committee to make calls/contacts regarding the upcoming Day on Hill. This year will focus on one on one contacts and getting the membership involved.

Notice will be sent out regarding the need to fill the vacancy of the Membership Committee chair.

New Business:

Patricia Smith, Director of Communications at THDA, shared the recommendation to have THDA staff training and presentation content to be integrated into upcoming TNAHC regional meetings in lieu of a Governor's Housing Conference being moved from fall 2018 to spring 2019. All present agreed to pursue this meeting concept.

Discussion regarding administrator issue with TNAHC website. Agreed to have Rhonda Mosier be the contact for this, given the emails are sent to an outside server, not on THDA's server.

Meeting was adjourned.

MISSION STATEMENT

A catalyst to improve availability and quality of safe, sound and affordable housing in Tennessee.

VISION

Attainable and sustainable housing for every Tennessean.