Board of Trustees Meeting Minutes

06-06-2019

Present: Matt Kretchmer, Jim Gilbert, Larry Gilbert, Kathy Woeppel, Heather Bacci

1. Houses Updates – Matt & Kathy

•Insurance

-Current status of existing policy unknown. Heather will check with Karen Grove for status. Per Wally, it may be difficult to insure the duplex due to the wiring so we should see if we can extend/reinstate the policy that DAD had in place

•Lawn & Landscape

-Frontier mowed again yesterday. Heather will check with Karen Grove to see if she has updated Frontier with current billing address

•Water, Sewer, Trash

-Kathy updated current billing address with City. Water on but is dripping.

•Electricity & Natural gas

-Kathy updated current billing address. Heather provided DOB. Electricity is on.

•Real Estate appraisals

–Still waiting for written appraisals. Russ Getten, realtor, will be providing written opinion of value, but estimates value of grandma’s house at 75K-80K.

•Plumbing/Construction

-House needs the sewer line to alley replaced. Patrick Construction estimated work at 7K-10K with no guarantee of when they could start. Trevor Smith of Lakeside Construction estimated work at $4,956 and can start on Monday.

-Matt made motion to use Lakeside Construction to do the sewer line work. Kathy seconded.

Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

-Nault Plumbing (who charges $65/hr) inspected interior of home and recommended cutting ceiling in dining room (maybe living room too) to locate source of leak. It is believed it is a water pipe to the heat radiator. Also, drain/snake upstairs kitchen and house kitchen. Drain in main kitchen needs replacing. Spigot in front of house is dripping. Duplex needs new lines under house and new spigot to stop drip. Main floor apt kitchen needs replaced drain (?). Two toilets need replacing. Kathy will consult with Russ Getten, realtor, to determine the scope of work that should be completed prior to putting the house up for sale.

-Matt made motion to use Nault plumbing for inside repairs. Kathy seconded .

Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

* Estate sale

-The board discussed using an estate sale company. Matt proposed Brett Amplay. Kathy recommended Bob Severson. Further discuss supported using Bob Severson. Kathy will make contact with him.

-Heather made motion that we use Bob Severson to conduct the estate sale. Matt seconded.

Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

* Cleaning of House

-It was agreed that the family will come together on July 18-21, 2019 to clean up the duplex.

2. Bonding Status

-Jim and Heather have turned in applications. Matt will turn his in. Kathy has not yet, but will do so under protest. Larry stated he is not signing anything yet and needs more time. He has a legal problem with the bonding process. Jim explained the provisions of the trust document state that we must be bonded and that all trustees were aware of that when they agreed to serve as temporary trustees. Larry continues to take issue against that.

-Jim made a motion that he will confer with Jason Holden on the bonding requirement, how the bonding works and whether objection to being bonding will preclude a descendent from serving as a trustee. Heather seconded.

Vote of board: Yay Nay Abstain

Heather Larry

Kathy (under protest)

Jim

Matt

3. Legal Help & Accounting

-Jim is still following up with Karen Reeves and Josh Campbell.

4. Update on known Court filing status

- No objections so far

5. D.A. Davidson Update

•$250,000 partial disbursement in our account on 5/28

•Karen Grove 6/3: “The total estate is $1,795,660.54. I will get the zeroed out Statement on the Trust and get the final tax return prepared and once that is done we will distribute the Estate and do a final on that and it will be completed. We have delivered off the real estate so all that is left is the assets to transfer to your trust account with DAD

-Jim will retain an accountant so we can be sure that all accounts are transferred correctly due to discrepancies regarding the account balance at DAD.

•Call with DAD Investment on 6/4

– Due to time restriction, we were unable to discuss this topic.

6. Grant for 2011-2014

-Motion from Jim to honor grants back to 2011-2014 to allow those who were unaware of the existence of the trust to apply and benefit from the trust. Matt seconded.

Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

-Jim proposed that we prepare a letter/email making the beneficiaries aware that the trust is back in business and that the beneficiaries can apply for “catch up” grants. Heather will work on this letter

7. Election of Permanent Board

-Due to time restrictions, we were unable to address these issues.

Address list still has gaps – how do we deal with that?

* Ballots – secret or not
* Ballot return
* Electronic and via mail
* Process for receiving and storing mail returned ballots

8. Anything else we want to talk about

* Website

-Heather shared that she contacted GoDaddy and secured additional information relating to the creation of a website. To enable property security for the website, the up-front cost of a 10 year website is $2,350.56. Internal firewall encryption needs to be updated every 2 years at a cost of $150/2 yr period and External security (SSL) needs to be updated every 5 years at a cost of $1200/5 yr period. Those costs are subject to price increases over time.

We will table further discussion on the website until the next meeting but Heather wanted the trustees to be aware of the cost and to give consideration to same so we can decide during our next meeting whether to move forward with the website.

• Set Next Meeting

-Next meeting will be Thursday, June 13, 2019 at 7:00 MT. Jim will send out reminder and phone in link.