**Minutes of the Meeting of the Board of Directors**

**December 29, 2018**

**Home of Laurel Mason, 2:00 pm**

Attending: Elsie Andersen, Lorraine Bentley, Kenny Christianson, Laurel Mason

Excused: Christine Foland, Winnie Olsen

The meeting commenced at 2:05 p.m.

1. Approval of Minutes -- The minutes from the board meeting of April 23, 2017 were approved unanimously. Forwarded by Elsie, seconded by Laurel.

2. Treasurer’s report – For the last three years, the co-op has made donations of $100 each year to WJFF during the spring pledge drive. We started the year of 2018 at $49.20. During the year deposits of $1100 were made, with expenses of $100 for the WJFF donation and $130.11 for the PPL bills at the Rowland Café so far. Kenny announced that he has purchased the Rowland Café building in October, so the co-op now has the two commercial buildings in Rowland to develop, the Rowland Café and the toll house. The PPL bills for the café are in the co-op’s name so we can start to develop an identity.

Our current balance in the HNB account is $919.09.

3. Officers – The slate of officers for 2019 was presented by the Nominating Committee and approved unanimously by the board. All incumbent officers were re-elected, including

President – Kenny Christianson

Vice President – Winnie Olsen

Secretary – Christine Foland

Treasurer – Laurel Mason

Other board members are Elsie Andersen and Lorraine Bentley.

Check signers for the HNB account continue to be Kenny Christianson, Laurel Mason, and Elsie Andersen. Forwarded by Lorraine, seconded by Laurel.

4. Status of Rowland Café – Kenny announced that the Rowland Café building was purchased on October 10, 2018 for $100,000. The building includes approximately $55,000 of restaurant equipment. The building was transferred through a quit claim deed due to problems in obtaining a clear title. Several other transfers were done in this way over the decades. This should not present problems in the future if the co-op ever wants to purchase the building. Initial maintenance plans are for a new red metal roof and 44 solar panels for a 15 kiloWatt photovoltaic system. The roofing project has begun and the solar power contract signed with SunPulse, so tax credits can be received for 2018. If the roof is replaced as part of the solar panel project, then the solar tax credits apply to the roof expenses also.

5. Recruitment meeting – The board tentatively scheduled a recruitment meeting for Sunday, January 13 at 2 pm at the café, pending approval from Christine and Winnie. We will introduce the community to the coop and plan for the next steps. Board members were asked to send Kenny lists of contacts that we can reach out to about the meeting. We have signs from our first GIM that we can modify to advertise the event. Those on Facebook may be able to post an announcement.

6. Next steps – The board finished the meeting by brainstorming over next steps. Initial plans are for a small grocery store and breakfast/pizza restaurant in the front of the café building. The toll house can be used as a gift shop, ice cream store, and small history museum. Kenny has been working with Rich Tussel of the Lackawaxen Building department to assure the necessary permits. Action items required by the township include:

- providing a narrative to the building department of our plans for the building.

- providing a brief history of the use of the building.

- determining the historic status of the building.

- obtaining a building permit for the solar panels.

- obtaining the necessary use permits, which may depend on previous items.

We would like to open the café in March, once we don’t have the higher heating bills or have to worry about pipes freezing.

Other action items include:

- insurance - advertising for recruitment meeting

- finding vendors - website

- employees/HR matters - application forms

- developing lists of contacts - payment systems

- id cards

The meeting adjourned at 3:12 p.m.

Respectfully submitted,

Kenny Christianson for Christine Foland