

BPHA Board Meeting Minutes

February 16, 2019

Agenda:

1. Appoint Recording Secretary to record minutes for this meeting.
2. Open meeting: 11:15Am
3. Roll call, Group intro- Danny Stinger, Howard Evans, Rich Houck, Chase Berlin, & Jeff Bruno, Dave Reciniello absent
4. Approved Minutes of Last Board Meeting Minutes.

Officers Reports

5. **President/Treasurer**

Current Residents-Three tenants have not paid their rent in full.

Jeff will send out a rent notice to all 3 and their cosigners on Tuesday 2/19/19. (All three have set up a payment schedule as of 02/22/19. All have made partial payments by 2/22/19)

6. **Assessments:** Both exiting tenants have had assessments against their Security Deposit and the ERF. The fees and an itemized list have been provided. The fees assessment has been deducted. JA-Refund check was sent. DC-refund has been held up due to the Board has not received a forwarding address to send the refund. However, the BPHA Board has been notified that the Chapter eBoard will be petitioning BPHA to transfer his remaining funds to pay debts to the Chapter. The Remaining balance per the lease agreement can be transferred to the active chapter to pay his dues upon the eBoard petition given to BPHA. (2/16/19-Chapter acting Sage has sent this petition by email on the behalf of the Chapter eBoard.)
7. **Website-** Direct alumni to the website-Interactive dues notice. Collect dues, Calendar-Dates from Outreach committee. **Old Business**
8. **Pick-up Donations/dues from PO BOX. WEEKLY!** Rent is not collected that way this year. Directly to Jeff or **WEBSITE**
9. **Monthly/Weekly/Bi weekly Visitation:** stop by the house with actives or attend Chapter meeting when possible.
10. **Mentoring;** Let's get Alumni Brothers to help the eBoard development and growth. It will also help with contacts for future careers. There are no 10 volunteers.
11. Any other old Business from Group-None

New Business

12. **House inspections:** Common Areas inspection completed were completed last BPHA board meeting. Minimal Damage- one hole a \$50 fee assessment.
13. **Individual room inspections were also done** -Minor issues but messy. Very little house damage
14. **Active Chapter topics**
 - a. **Howard gave outline of the State of the Chapter:** Finance have been structured with excellent oversight by the chapter comptroller. He explained the incident that removed the Sage and Treasure from office. National Sigma Pi was contacted immediately. This was initiated by the comptroller. All the Board agreed that the removal of officers was warranted for the prohibited activity. However, the six-month suspension had some of the Board have some reservations with this measure along with the action of contacting National Sigma Pi. Some express that the incident should have been kept in house. These young men should have been removed from office. The request for a six-month suspension request went directly to National Sigma Pi without these men going before the active Chapter Judicial Review Board (J-Board) of their peers as it is stated in the Chapters Constitution and By-laws.
 - b. **Temporary Measure:** Cleaning Supplies- House cleaning- TP, Bleach other cleaning supplies. Figure out what they are spending on cleaning supplies and offer to help with cost for just next semester. (speak with House Manager) This will only be done if property is kept clean by all brothers. Supplies will be purchased by BPHA. Threshold amount \$190/month will continue on an as needed basis.
 - c. **House contingency plan-** will be presented at the Alumni meeting and newsletter will outline several alternatives.

- d. **This year's Alumni meeting-** Comptroller has set up 4/13/19 with one of the rooms at the university. The BPHA Board has not been consulted for this date prior to reserving this date. There was supposed to be an Orchid Ball date before the Chapter finances became dire. There are a few questions: When is Spring Fest? (last year there was a conflict). Who will be the new Sage and Treasurer? Can we get a room for sure on campus? Larry Doc Moyer also stated he has Shawnee reserved from 1-4 at a cost per person on 4/13/19. An alumnus has also volunteered to have something at his lake house. None of these locations have been confirmed.
 - e. **Motion:** By Rich Houck- Continue to develop a plan of action for the future of 12 Smith Street. These deliberations should be kept inhouse to prevent any undue consequences to the House, BPHA, Board members and other assets of BPHA. The BPHA Board Emails, newsletters and any notices distributed to the Alumni membership and the chapter should be vetted by the majority of BPHA Board to get all sides of the issue(s) to avoid contents that would put BPHA, its assets, Board members, and others at risk for future liabilities. - **Unanimously passed**
15. **Housing Maintenance-** Margie's room lost power on 1/21/19. We had contractor put in a new circuit breaker. It is back up and working. Heat went out for over 24 hours. Starting on 1/21/19. Jeff offered 5 rooms over at the Quality Inn for the overnight due to the outside temperatures. All tenants decided to not accept the offer. Repairs to heating system January 22, 2019. RJ Groner was sent out. They came back the next day and replaced the water pump once the part was ordered and picked up for the heat lines. The technician said that one of the possible causes was due to the thermostat being turned down to below 65 degrees. It taxes the old pump which cause it to fail.
 16. Today the house was at a comfortable level.
 17. **Additional Maintenance items:** Roof/Bathroom repaired and temporarily stopped leaking however the last heavy rain it started another small leak.
 18. **Keys: Make copies**
 19. **Evidence:** We must all be on the same page. Vet communication with the Board.
 20. **Conclusion:** Email communication or Text between Board Members-please be courteous try to respond ASAP. Check your email. Sunset Policy. Do we all have texting?
 21. **Adjournment** /Close Board meeting 12:55 PM