

Champlain Housing Trust Annual Membership Meeting Minutes

January 28, 2021
Zoom Virtual Meeting

Meeting began at 6:35 pm

I. Welcome, Action: Adoption of the Minutes of the January 31, 2020 Annual Meeting

Motion to adopt the minutes as presented: Helen Head

Second: Joan Lenex

Approved by poll vote: 97 yes, 1 no, 11 abstain

II. President's Report

CHT Board President Bob Robbins highlighted some of the major accomplishments from 2020. CHT responded to the COVID-19 pandemic by pivoting staff, communicating with residents and offering support, and expanding activities to protect the vulnerable and house people without homes. Harbor Place was converted into an isolation and quarantine facility, a van was purchased for Community Health Centers of Burlington to facilitate mobile testing, CHT advocated for long-term and statewide solutions, and three motels were purchased. CHT helped launch a new rental rehab program in addition to continuing steady lending and counseling practices, and increased shared equity home sales over last year. The new Congress Street Apartments opened in the fall in St. Albans. A new technical assistance program, TA\CHT, was launched with Brenda Torpy as Lead Consultant. Michael Monte was hired as the new CEO.

III. Treasurer's Report

CHT Board Treasurer Jeff Smith presented the financial report for 2020. Every audit and financial management review of CHT finances resulted in a clean review. The overall health of the organization is good, despite the pandemic. Budgets have been balanced, income exceeds expenses, and the overall assets of the organization have grown. Two new properties were added to the portfolio that significantly increased CHT's total assets and grants income. The total assets now exceed \$300 million. CHT was able to secure a Payroll Protection Program loan which is expected to be forgiven in the current fiscal year. Program operating revenues were just over \$20 million, while expenses were just below \$18 million.

IV. Staff Anniversary Recognitions

On behalf of the Board, Vice President Jessie Baker honored long term staff Jaclyn Marcotte for her 10 years of service, Chris Donnelly for his 15 years of service, and Janet Harvey-Coutrayer for her 20 years of service. Jessie also recognized the three staff members who retired this year: Mike Bourgea, Judy Hines, and Linda Mansfield.

V. ACTION: Board Elections

Five board members were up for election. One is a Resident Board Member seat, which can only be voted on by residents (homeowners, renters, co-op members): Antoinette Bennett-Jones for her first term.

The remaining four seats were voted on by the full membership: Public Member Jessie Baker for her second term, General Member Naima Dennis for her first term, General Member Jeff Smith for his second term, and General Member Sarah Robinson for her second term.

Motion to elect the Resident Board Member (Antoinette Bennett-Jones): Rachyl Phillips

Second: John Olson

Approved by poll of resident members present: 56 in favor, 5 abstain, 0 opposed

Motion to elect the slate of Public and General Board Members (Jessie Baker, Naima Dennis, Jeff Smith, Sarah Robinson): Gillian Nanton

Second: Mike Loner

Approved by poll of all members present: 91 in favor, 6 abstain, 0 opposed

VI. Open Member Forum

CEO Michael Monte answered questions from the membership that were submitted via chat.

Topics included:

- Monthly membership fee for homeowners. These are used to support CHT homeownership program operations and staffing.
- Available grants to help lowering condo fees. Please contact staff for assistance.
- Crime and illegal activity. CHT works with applicants who have had convictions. Criminal activity is not tolerated at CHT sites.
- Ongoing repairs at a property. Members should be assured that CHT is working through the expenses for that project.
- Availability of classes on filing taxes. Please get in touch with Home Education staff or CVOEO.
- New co-ops in the works. There are none planned at this time.
- CHT was encouraged to offer more properties that are three-bedroom or more. Duly noted.
- Staff contact information was shared for those interested in learning about becoming a first-time homebuyer or speaking with Resident Services.
- Attendees were alerted to Burlington's "Just Cause Eviction" ballot item, which would provide other renters the same protections as CHT renters have.
- Members were encouraged to contact Michael or other staff with any additional questions or concerns.

VII. Adjournment

The meeting adjourned at 7:12 pm.

VIII. Celebrations

Following the business meeting, recognition awards were presented and there was a celebration of outgoing CEO Brenda Torpy.

Hilton Wick 'Give Until It Feels Good' Award to Patricia Fontaine

Carole Pack Volunteer Award to Robin Barnett

Tim McKenzie Award for Outstanding Contributions to Perpetual Affordability to Ken Schatz