

One-Eighty Place
Board of Directors

Meeting Minutes
November 21, 2019

Members Present: Lindsey Carter, Ben DeWolf, Herbert Drayton, Brad Harvey, Scott Kester, Carole Murray, Geno Paluso, Anne Surrent, Jerome Taylor, Colleen Troy, Owen Tyler, Dorie Wallace

Staff Present: Jennifer Bozard, Marco Corona, Stacey Denaux, JR English, Kaovauntae Legare, Selena Wilson

Chairman Drayton called the meeting to order at 8:30 a.m. The minutes from the October 24, 2019 meeting were approved upon a motion and a second.

Mr. Kester introduced Erik Glaser, CPA with Glaser and Company to present the FY19 Audit. Mr. Glaser reported he was happy to present a “clean audit.” No adjustments were made to the financials, no material weaknesses were identified and he had no difficulty conducting the audit. In an overview of the Balance Sheet, he pointed out promises to give related to the capital campaign and reported he feels confident that all pledges will be paid in accordance with donor specified pledge schedules. He noted that 91% of all revenue supports our mission and that overall net income for the year was \$2,851,897. The FY19 Audit was approved upon a motion and a second.

Mr. English and Mr. Kester presented the Finance Manual for review. Mr. English reported that as part of the audit process, the Audit Committee reviewed the Finance Manual and offered input on revisions. Mr. Harvey agreed to provide input on leases and service contracts. The Board discussed the clause related to the selection of the independent auditor. Staff will seek additional input and present a draft for consideration at the January Board Meeting.

Ms. Denaux presented plans to relocate guests in the Family Center during construction of 573 Meeting Street. The existing Family Center will be demolished as a first step in the construction of 573 Meeting Street. One80 Place, along with community partners, will conduct a 100 Day Challenge to ensure all families and individuals in the Family Center will be housed prior to demolition. The house located at 18 E Street will be converted into a nightly shelter and will house 16 individuals. The relocation plan was approved upon a motion and a second.

The Executive team presented the monthly dashboard to be reviewed. Highlights include:

- Income and Expenses are both better the budgeted
- 46 individuals were housed in the month of October, up from 30 the month prior
- Staff continues to monitor occupancy in the Veterans Grant and Per Diem program
- Development staff continues to monitor trends in revenue and donor retention.

Adjourn: 9:56 a.m.

Next Meeting: January 23, 2020