

Yellow Springs Senior Citizens, Inc Board Meeting
Wednesday October 23, 2024

Present: Susan Alberter, Jim Johnson, Velda Martin, Ven Adkins, Berch Carpenter, Shelly Blackman, Sue Augustus, Jerry Sutton

Also present: Executive Director Caroline Mullin

Guests: Facilities Committee members: Tom Degenhart, Jerry Papania, Richard Zopf, Erin Leigh

Meeting called to order at 5:01 pm by Jerry Sutton.

The minutes from the September meeting were reviewed and with no additions or corrections were moved by Velda Martin, seconded by Shelly Blackman and approved by the Board.

Board Development Committee: Velda Martin reported that the committee met and nominated Steve Bujenovic to fill the vacancy created by Diane Chiddister's resignation. A Motion to appoint Steve to the Board for the balance of the term, through June 2025 was made by Sue Augustus, seconded by Susan Alberter and approved by the board. The committee also nominated Sue Augustus to serve as Board Secretary for the balance of the year. A motion to approve was made by Shelly Blackman, seconded by Jim Johnson and approved by the Board.

Capital Campaign/Facilities Committee: Caroline Mullin summarized the work of the Facilities Committee to date. The Facilities Committee, whose members were present at the meeting, met for 4 months. During that time they issued an Request for Proposals (RFP) in July and received 5 letters of interest. After reviewing their qualifications, the committee interviewed 3 firms and requested that two of them submit complete RFPs. Two firms submitted: LWC architecture and App/LifeSpan. The committee made site visits to buildings the two firms had built, interviewed staff at those buildings and visited the firms' offices. Both firms are well qualified. After much deliberation, the Facilities Committee announced the recommendation that the Board select the firm of LWC. There was some discussion among the board members and the committee about the merits of both proposals. Both proposals were for preparing the construction drawings – not the final design of the building. The Board will have to hire a construction firm to build the building, based on the final construction drawings.

Motion: To authorize Executive Director, Caroline Mullin to enter into negotiations with LWC leading to a contract for them to initiate the Conceptual Design study for the proposed new Center facility, made by Jim Johnson, seconded by Velda Martin and approved by the full Board.

The Executive Director report-Caroline; See Attached.

Discussion:

Personnel

- The homemakers received a raise in September (unless they had been hired for less than 90 days)

Facilities- The YSHS Youth Action Board helped with Fall clean-up – weeding, washing the cars, and decorating. The Sunflower car has scrapes from the yellow poles. There was a suggestion to wrap something around the poles to help alleviate the issues. Caroline mentioned that there will be upcoming Board decisions around the zoning for the lot and when to sell the current building.

Technology – Caroline is still working on the copier lease/buy-out.

Finances

- An angel investor donated \$30,000 for the shuttle van. A 2025 Ford 12 passenger van is on order and should come around January. There is additional funding to help pay for a shuttle driver. The Board requested Caroline to present a more complete plan for the shuttle service.

- Annual appeal is underway and already has \$23,500 of the goal of \$65,000. The appeal will go through December 2024.

Activities – Applied for Parkinson Support and Wellness grant for January – June.

Services

Volunteers are standing by to provide rides to the polls. November's newsletter highlighted 175+ volunteers and 4500+ volunteer hours so far in 2024.

Committee Reports

Fundraising report- Sue Augustus; see attached

Discussion:

Square Dance is Saturday October 26. Sue asked all Board members to buy a ticket and attend if possible. At the dance, there will be a silent auction and a ticket will be pulled for the raffle currently in process. The winner will receive both a \$200 gift card to the Winds Café and two tickets to attend the Springfield Symphony.

Finance Report-Berch See Attached

Discussion: The Board members received the draft 990 before the meeting. All the board members affirmed that they reviewed the 990 and Caroline will finish it up and submit it.

Personnel-Susan

Personnel did not meet.

Capital Campaign – Caroline

Caroline spoke to MPA students at WSU to pitch them conducting a feasibility study for the campaign and perhaps a 2nd project. No decision yet. Anticipated budget for the building will be about \$4-5 million. All board members are expected to contribute to the capital campaign before we begin the campaign.

Reminder that the Board decided to change the November meeting to Nov. 20th so as not to impact anyone's Thanksgiving plans.

Jerry asked for a motion to end the meeting. Jim moved and Velda seconded. The meeting was adjourned at 6:10.

Submitted by Sue Augustus