

**One Roof Community Housing**  
**Annual Member Meeting**  
Thursday, May 11<sup>th</sup> 2023  
6:00pm; Hoops Brewing

Jeff Corey, One Roof Executive Director, welcomed attendees and expressed excitement for the opportunity to gather in-person after three years of celebrating virtually. Jeff reminded members that the meeting's purpose is to provide a report on the important work of One Roof, solicit feedback about the organization's work and the housing needs in our community, thank our supporters, and conduct some annual business. Jeff thanked all for taking the time to join us for this meeting.

Jeff invited attendees to look at the annual report on One Roof's website (or that arrived in their mailbox) for detailed numbers and stories from the past year. Below were a few of One Roof's big picture items Jeff shared:

- *"In 2022, we engaged stakeholders, our Board, and our staff to craft a strategic plan for 2023-2025. That plan commits us to work in pursuit of a service region that is just, equitable, and sustainable by providing services and advocacy for those in our community economically and systemically excluded from attaining safe and stable homes. I want to stress the acknowledgement our stakeholders and organization leaders made to many of the people we serve being systemically excluded from achieving quality housing."*
- *"In 2022, the 100 richest citizens own roughly the same amount of wealth (\$1.47 trillion) as all black citizens (\$1.56 trillion). We are committed to making a measurable improvement in the homeownership rate for indigenous, black, and other people of color — and we have several programs in place to help make this happen. And we also know these systems make it challenging for all poor people to secure adequate places to call home. We have a responsibility to point out these inequalities to everyone in our community, especially our leaders, because it doesn't have to be this way. As a community, state, and country we could do better."*
- *"Our planning process clarified for us that the times call us to do more. Despite rising costs of construction, rising interest rates, an economy with significant inflation and supply chain issues, and mostly flat federal government funding for housing over the last 20 years, we will do more. Our pledge is to:*
  - *Do more learning about systems that contribute to the housing shortages and inequities that exist.*
  - *Do more renovation of homes in disrepair.*
  - *Do more building of homes.*
  - *Do more procurement of resources to help families buy homes.*
  - *Do more education and services to help more families live in stable, affordable homes.*
  - *Create and foster more partnerships to help make all this happen."*

Attendees were reminded to reference their raffle ticket received at the registration table, for door prizes announced during the event and to complete a Member Feedback form available on each table to provide valuable feedback on the work of One Roof; to be entered into a prize drawing after the meeting, for a gift card to a local business.

Jeff announced the live painting performance by Melissa Weisser and encouraged everyone to provide good energy throughout the event to inspire Melissa's painting. The one-of-a-kind piece will be available by silent auction, and everyone is welcomed and encouraged to bid and stick around until the end of the event.

Jeff introduced Joel Tracey, chair of One Roof's Board of Directors, who **called the membership meeting to order at 6:22 pm.**

Joel reminded attendees that all members are eligible to vote at the meeting and One Roof members include all CLT homeowners and anyone who has given at least \$1 to support the organization's work in the past year. Joel acknowledged and thanked all the generous sponsors who support One Roof's work and who made the annual meeting possible including the delicious food and beverages provided by Jamrock Cultural Restaurant and Hoops Brewing. Joel also acknowledged One Roof staff who helped make the in-person meeting possible.

Joel then turned things back to Jeff to acknowledge the retirement of One Roof Finance Project Coordinator, Steve Lucia. Jeff shared words and memories from Finance staff and thanked Steve for his 13 years of service at One Roof. Steve reflected on his time at One Roof and shared a few words.

Next, Jeff discussed items of significance from the 2022 annual report and invited members to share any feedback they may have by raising their hand. No members came forward to speak.

Jeff turned things back over to Joel Tracey to take care of board business. Before doing so, Joel called on Jim Philbin, Senior Director Community Land Trust to say a few words acknowledging Executive Director, Jeff Corey's 25 years of service leading the organization. Jim then turned things back over to Joel.

Joel noted that last year's annual meeting minutes were posted on the website in advance of the meeting. Joel sought a motion & second to approve the 2022 minutes as presented – members were asked to identify themselves by their first and last name to be noted in the meeting minutes.

**Motion to approve 2022 Annual Membership Meeting Minutes – MSC – Bill Burns, Lisa Wick.**

Members were asked to vote in favor by saying aye, opposed by saying nay.

**All in favor - Motion approved.**

Joel shared that every year the Governance committee leads a process with the Board of Directors to determine what attributes we should be looking for in new Board members given the current and future work of One Roof and Board members who may be departing soon due to term limits. There were no departing members and all nominees are incumbents. Joel reminded members that the organization's bylaws permit nominations from the floor of the annual meeting as well, and asked if there were any nominations from the floor. No additional nominations were made.

Joel announced that the Board of Directors put forth this slate of nominees for service on the One Roof Board of Directors:

**2ND TERM NOMINATIONS: EMILY EDISON & AARON KELLY**

**3RD TERM NOMINATIONS: MARY FRANCES SKALA**

Joel sought a motion & second to approve the slate of Board Members as presented.

**Motion to approve Slate of Board Members – MSC – Bill Burns, Jess Langer**

Members were asked to vote in favor by saying aye, opposed by saying nay.

**All in favor - Motion approved.**

Joel thanked everyone for attending and requested a motion & second to adjourn the meeting.

**Motion to adjourn meeting– MSC – Bill Burns, Jill Ziemski**

Members were asked to vote in favor by saying aye, opposed by saying nay.

**All in favor - Motion approved.**

**Adjourned the meeting at 6:50 p.m.**