

**One Roof Community Housing**  
**Annual Member Meeting**  
Thursday, May 15<sup>th</sup> 2025  
6:00pm; Clyde Malting Building

Chad Dipman, Director of Housing Development and Construction welcomed attendees and went over a few logistical items before turning things over to Jeff Corey, One Roof Executive Director. Jeff thanked everyone for attending the meeting and for supporting the work of One Roof. Jeff recognized the elected officials present at the meeting and requested that all members take time to provide feedback on One Roof's work by completing the member feedback form available at each table.

Jeff acknowledged and thanked all One Roof staff, board, and committee members for their dedication and contributions to One Roof to help make home a better place for people in our service area. Jeff made a special acknowledgement of Jim Philbin, Senior Director Community Land Trust for his 25 years of service to One Roof.

Jeff introduced Ryan Jones-Casey, Chair of One Roof's Board of Directors, who **called the membership meeting to order at 6:24 pm.**

Ryan shared his story of connectedness to One Roof and how he learned about One Roof's work and what led to him meeting Jeff and joining the One Roof Finance Committee and eventually becoming a Board member and now the Chair of the One Roof Board of Directors. Ryan reminded attendees that only members are eligible to vote at the meeting. One Roof members include all One Roof Community Land Trust Homeowners, and any person 18 years of age or older who expresses support of the Corporation's mission and signs a Membership Commitment Statement. This statement was made available to everyone attending the meeting during registration. Ryan shared that the change is being proposed in order to improve the process required to become a voting Member of One Roof and to not require a monetary contribution to the organization to have one's voice heard. Ryan pointed out the donation table and the donation envelopes on each table in case attendees want to make a donation at the meeting. Ryan acknowledged and thanked all the generous sponsors who support One Roof's work and who made the annual meeting possible including the venue, food, and drinks provided by Clyde Iron Works.

Ryan then turned things back to Jeff. Jeff discussed items of significance from the 2024 annual report and invited members to share any feedback they may have by raising their hand. No members came forward to speak.

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. He also brought to attention the posters displayed on the upper level of the building that highlight and detail One Roof's Multi Family projects and One Roof Services. Below were a few of One Roof's big picture items Jeff shared:

- *33 families purchased Community Land Trust homes*
- *The first participants finished the Credit Builder & Repair Program*
- *194 households received counseling or mediation that stabilized their housing situations and prevented them from being on the brink of eviction.*
- *Deployed over \$1.9 million in loans, most of those dollars for home repair loans but some for downpayment assistance*
- *Provided a total of \$127,398 in Family Homelessness Prevention Assistance Program (FHPAP) assistance across 66 households*
- *Brewery Creek—52 apartments completed with households starting to move in in September, 2024*
- *Plover Place—24 apartments completed with move-ins starting in February of this year*
- *Brae View—72 apartments on Essentia's campus—construction to start this fall*
- *Birchwood—took ownership of this 24-unit complex, completed phase of emergency repairs, and project will be completed this year*

- *Common Ground, had a great year in 2024, and the company is continuing with excellent productivity and profitability in 2025.*

Jeff addressed the shifts in federal policy and funding, what One Roof is doing by way of response, and what One Roof's commitment is going forward. Jeff then turned things over to Noah Hobbs, Director of Strategy & Policy to share some advocacy opportunities and resources with members and attendees.

Attendees were reminded to reference their raffle tickets received at the registration table for door prizes announced during the event. Attendees were also asked again to complete a Member Feedback form and all who fill out the form will be entered into a prize drawing after the meeting for a gift card to a local business.

Jeff turned things back to Ryan to take care of the board business. Ryan walked attendees through the basics of how to make a motion, a second, and to vote during the meeting.

Ryan noted that last year's annual meeting minutes were posted on the website in advance of the meeting. Ryan sought a motion & second to approve the 2024 minutes as presented.

**Motion to approve 2024 Annual Membership Meeting Minutes – MSC – Bill Burns, seconded by a member whose name was not captured to be included in the meeting minutes.**

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

**All in favor - Motion approved.**

The Governance Committee does an annual review of One Roof's Bylaws and Ryan noted that this year a few edits were proposed for clarification and ease of processes. The summary of the changes were posted on the One Roof website in advance of the meeting. Ryan sought a motion & second to approve the changes to the Bylaws as presented.

**Motion to approve the Bylaws – MSC – Joel Tracey, Karen White**

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

**All in favor - Motion approved.**

Every year the Governance committee leads a process with the Board of Directors to determine what attributes are desired in new Board members given the current and future work of One Roof and Board members who may be departing due to term limits. This year, there was one departing member, three new first-term nominees, and five incumbents. Ryan reminded attendees that the organization's bylaws permit nominations from the floor of this meeting and asked if there were any nominations. No additional nominations were made.

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

**1ST TERM NOMINATIONS: MIKE CARLSON, CLT HOMEOWNER, JARED DUNLAP, GENERAL MEMBER, AMANDA VUICICH, GENERAL MEMBER**

**2ND TERM NOMINATIONS: DENEICE KRAMER, CLT HOMEOWNER, HANNAH SMITH, CLT HOMEOWNER, & JOHN STAINES, GENERAL MEMBER**

**3RD TERM NOMINATIONS: BRIAN MURPHY, GENERAL MEMBER, RYAN JONES-CASEY, GENERAL MEMBER**

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

**Motion to approve Slate of Board Members – MSC – Emily Edison, Aaron Kelly**

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

**All in favor - Motion approved.**

Ryan recognized Joel Tracey; past Chair and departing board member and acknowledged and expressed gratitude to Joel for his time, dedication, and seven years of service on the One Roof Board.

Ryan thanked everyone for attending and sought a motion & second to adjourn the meeting.

**Motion to adjourn meeting– MSC – Joel Tracey, Jim Philbin**

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

**All in favor - Motion approved.**

**Adjourned the meeting at 6:46 p.m.**