

**\*\*Approved on February 27, 2018\*\***

Lents Neighborhood Association General Meeting  
January 23, 2018  
8835 SE Woodstock

Board Members in attendance: Sabina Urdes, Michael Collins, Christo Brehm, Jason Umtuch, Ray Hites, Lacey Hamerin

Members absent: Cora Lee Potter, Jennifer Young, Amina Wilson, Barbara Bader, JoLynne Cooper-Nearing

7:15 meeting brought to order

Action Items: Lacey Hamerin approved as Secretary

Group introductions and code of conduct exercise, where membership discussed hurtful communication behaviors at meetings and online and agreements to make with each other on how to improve communication.

-Hurtful Behaviors: speaking out of turn, foul language, personalizing negative feedback, not talking to person directly if there is concern, racist and sexist language, talking down to people, assuming evil intent, name calling on social media, not allowing for dissension, placing blame or being disrespectful, being closed minded, harassing and threatening others, using social media as a platform to attack.

-Agreements to make: respect people's personal boundaries and acknowledge they could be in a different place, be more informative, have board members present when required, agree to disagree without acrimony, stay on topic, have a basic stance of goodwill and trust, civil discourse, be more welcoming to new members, provide constructive criticism and potential solutions to problems, agree to get involved, agree that people will be allowed to voice their concerns and be heard, agree to stay on time with agenda, agree to provide more transparency, agree to provide better communication/outreach with minorities.

Public comment from Vicky Oglesbee from Mult Co Library.

Reports:

-PPB not present

-Treasurer's report from Ray Hites:

\$454.26 in checking

\$13,844.26 in savings

One outstanding check

Checking transactions since last meeting: \$500 transfer from savings to checking, \$78.50 and \$62.05 for Lents monuments electricity, \$105.04 for transportation of PA system and certified mail. Savings: .47 interest. .47 interest, anonymous donation of \$3,000.

-Sabina Urdes: At large board member position opening due to Autumn West resignation. To apply: [lentsneighborhood@gmail.com](mailto:lentsneighborhood@gmail.com) by February 28.

Special board meeting recap.

-Fair planning committee update from Robert Schultz: First planning meeting will be January 24 at east precinct 6-7pm. [lentsfair@gmail.com](mailto:lentsfair@gmail.com)

#### News:

-Urdes, proposed homeless shelter at 92nd and Tolman. Organization behind proposed shelter provided statement, wishes to remain anonymous. Will come to meetings if plans go through, which would be in 35-40 days. Some concerns raised from general membership relate to the ability to provide input prior to sale and not after, the fate of a second property nearby, and the fate of the men currently in the recovery program at the facility.

#### Action items:

-Urdes and Collins: Previous meetings approval. Question before the general membership: Do minutes accurately reflect what was said? It is noted that nearly a years worth of minutes need to be approved at once. April 17 minutes approved, but amendment needs to be made to treasurers report.

-Aug 22, 2017 general meeting minutes: \$36.84 should be second amount in treasurer's report. Community member Robert Schultz says section regarding public comments and announcements is inaccurate. Wants biases removed and the section truncated. After discussion about whether or not we can vote on the minutes as presented if they are inaccurate, it is agreed to have a majority vote that says yes, these minutes reflect the meeting, with amendments, with Christo Brehm proposing and Urdes seconding. 16 in favor. 0 opposed. 9 abstain. Motion to approve 8/22/17 minutes passes.

-Sept 26, 2017 general meeting minutes meetings: Collins moves to accept minutes, community member seconds. 13 in favor. 0 opposed. 10 abstain. Motion passes.

-Oct. 24, 2017 general meeting minutes: Collins moves to adopt minutes. Urdes seconds. Hites offers amendment to treasurer's report: \$3.77 was an account payable not a check. .40 cents in interest was for savings. \$11,343.96 is correct number for savings. Collins moves to adopt minutes with amendment, seconded. 13 in favor. 0 opposed 9 abstains. Motion carries.

-Unclear if May's minutes were approved, per David Potts it still says draft on website.

#### Speaker:

-Nick Sauvie, director of Rose Community Development. Worked in Lents since 1976. Qs from community: Difference between affordable housing and low income housing and explanation of market rates. Discussed new projects and programs: Woodie Guthrie place, 91/Reedway, Division/82, Youth Empowerment Series, Baby Booster, Welcome Home Coalition. Leases at Woodie Guthrie place will start this summer, rent will be about \$400 for a two bedroom. More info on ROSE website. Tips for navigating affordable housing: The one app is a one stop shop for affordable and market rate housing.

#### Discussion items:

-Brehm, explanation of committees: Only requirement is a board member must be on the committee, don't have to be the chair. The following is a list of committees, POC/Chair, issues addressed and meeting times, when applicable or known: Livability committee; Jennifer Young, crime, homeless, air quality. 13 members, meet twice a month no standing time. Land Use committee; Cora Potter, active when land use decision is on table, 4 regular members. Equity and inclusion committee; meet as need, Potter chair, focus on minority groups. Street Fair committee; Schultz, meets twice a month. Communications committee: Urdes, Barbara Bader, Brehm is chair. Meeting times TBD. More committees can be formed. Urdes announces her new position at EPNO.

-Brehm, Financial audit discussion: LNA not required by law to complete an audit, but it is good practice. Want to ensure board is accountable to general membership. No rumors of fraud or embezzlement, it is just an issue of good practice and transparency. What would an audit determine? To have best practices been followed? Errors? Omissions? Brehm hoping to get direction from members, do you support moving forward with audit? Do you think it is worthwhile? Items discussed among board and general membership: What is nature of the audit? Nonprofit or university affiliated group doing pro bono work or more comfortable hiring a professional auditor? Are there specific items that need to be brought to attention of auditor/board, etc? Per a general member who is a financial auditor and CPA, an audit is the biggest tool in the toolbox and there are different levels of service. Thinks a large financial audit is unnecessary. It is unknown if other neighborhood associations do audits. Concerns are raised about the history of the board's check writing practices and check signatories. Urdes sees an audit as an educational tool, not punitive. Hites keeps his records on his laptop, on an excel spreadsheet. Keeps all receipts and invoices. Requires that board pass a budget. When spending is authorized, budget is amended. Char Pennie suggests an audit going back more than a year, possibly two years, when the LNA was doing business with Wells Fargo. There is concern an audit is a 'witch hunt' but Schultz says that is not the point, the point is to move forward. Brehm proposes the board receive permission from general membership to get books together internally, invite members with specific knowledge to help, and then board will receive advisement and make further decisions on external/internal review or training. Schultz seconds. Collins amends that we try to find pro bono auditor, seconded. 21 in favor. 0 opposed. 2 abstain.

9:24 meeting adjourned.