

Handicraft Club Board Meeting

Date: April 17, 2018

Members Present: Kit Barnum, Alice Beckwith, Sharleen Bowen, Sara Carcieri, Deb Drinker, Margie Edwards, Heather Hahn-Fowler, Fran Gammell-Roach, Pamela Gardner, Izzy Goff, Janet Jagger, Vivien Jones, Margaret Lederer, Nancy Moger, Trish Poirrier, Marilyn Shealey, Sally Whitin, Judith Wilson

Members Absent: Jozy Mainelli, Kem O'Sullivan, Rebecca Rubin

Committee Chair Present: Susan Tash, Bulletin

Meeting called to order at 11:08 am by Fran Gammell-Roach, 1st Vice-President.

Secretary's Report: The minutes of the Handicraft Club Board Meeting held March 20, 2018, were unanimously approved.

Treasurer's Report: Filed electronically by Sara Carcieri.

President's Report: In Jozy Mainelli's absence, Fran reported that Jozy was pleased with the turnout for the special membership meeting and the response to the survey that followed. Fran also reported that Jozy requested all annual reports be submitted to Rebecca by May 5 so they can be copied and collated for the annual meeting.

1st V P Report: Filed electronically by Fran Gammell-Roach. Fran encouraged board members to submit all updates to the strategic plan in the next two weeks so that she can complete her annual report. She has also started the annual review process for employees.

2nd V P Report: No report. This year items for the Preview Party can be dropped off on Tuesday, Wednesday or Thursday so that set up for the exhibit can begin on Friday.

Corresponding Secretary's Report: Filed electronically by Judy Wilson.

Finance Committee Report: Filed electronically by Sara Carcieri. Sara also discussed a process for encouraging members to pay their dues before May 1. A dues notice has been sent and an email to all members will sent at the beginning of May. An additional letter to those who have not yet paid will be mailed around May 21, reminding them of the \$100 late fee assessed for late receipt.

A line-by-line discussion of the proposed budget was held. A change for the coming year is an increase in teacher salaries that will be partly offset by an increase in class tuition. This will result in a \$9,000 loss in the coming year, which will be made up through cost reductions and monies from the endowment. Suggestion was made that the club consider a three to five year budget, factoring in any increases in salaries and tuitions. A discussion followed on whether classes should be self-sustaining or whether they should be subsidized through other means. Nancy Moger shared that in looking at this issue in the past, few organizations that offer classes are able for those to be self-sustaining. Fran also

noted that the endowment is used to support the building and all the other services of the club, and thus the classes as well.

“Truman’s Trolley,” a parking shuttle, is scheduled to begin in the coming week. Feedback from members is positive. After the trial month, the board will evaluate the service to decide whether to continue in the fall. Rather than hiring an additional part-time employee, Rebecca wishes to hire an intern to help with the administrative work. This has been reflected in the budget.

The board passed the budget unanimously.

Long Range Planning Report: Filed electronically by Sharleen Bowen. The committee will meet this week to begin planning the annual meeting.

Class Report: No report.

House Report: Kit Barnum reported that she has discussed increasing the price of the foods served for lunch with Jackie. That increase will be put into effect immediately.

Garden Report: No report.

Membership Report: No report.

Investment Committee: Filed electronically by Margie Edwards. She then read a letter written by Gail Ginnetty recommending the board hire professionals experienced in handling real estate transactions and the issues connected with a large purchase, such as review of tax-exempt status, board liability and the strength of the Club’s D & O insurance. Discussion followed. The federal tax-exempt status (the Club’s 501(C)(3)) should not be affected. The real estate tax exemption needs further examination.

Societies Report: Filed electronically by Janet Jagger and Vivien Jones.

Historian/Library Report: Filed electronically by Alice Beckwith

Program Report: Filed electronically by Trish Porrier

Nominating Committee Report: Pam Gardner read the slate of officers for the 2018-2019 year. She noted the position of First Vice-President is open; they hope to fill it in the next few weeks. The slate was unanimously approved as presented.

Old Business: Fran shared that Peter Scotti, an independent appraiser, had completed two appraisals, one of 42 College Street and one of 383 Benefit Street. Scotti appraised 42 College as between \$700,000 and \$1,500,000, depending on whether the use was multi-family, single family or institutional. He appraised 383 Benefit as between \$2.5 and \$3 million dollars. Sara reviewed a spreadsheet showing the effect of these figures on the endowment, outlining a “good – better – best” price point.

There was much discussion about the necessity of gathering more information to make a fully informed decision. Nancy Moger made the following motion, which was seconded by Izzy Goff:

To authorize the executive officers to hire an attorney and other professionals well versed and experienced in commercial real estate and in non-profit organizations.

After passing the above motion, Nancy Moger proposed the following amendment, which was added to the end of the motion:

and subsequently report to the board his or her findings

The motion was seconded and passed unanimously. After more discussion the previous motion was revisited. Janet Jagger moved that the previous motion be rescinded. Kit Barnum seconded this. This motion to rescind passed with 16 members voting in favor and four against. Voting in favor were Kit Barnum, Alice Beckwith, Sharleen Bowen, Sara Carcieri, Deb Drinker, Fran Gammell-Roach, Pamela Gardner, Janet Jagger, Margaret Lederer, Trish Poirrier, Marilyn Shealey, and Judy Wilson. Voting against the motion were Izzy Goff, Vivien Jones, Nancy Moger and Sally Whitin

After further discussion about the need to move forward in negotiations of 383 Benefit St., the following motion was proposed by Janet Jagger, seconded by Margaret Lederer, and passed unanimously:

To authorize the executive officers to hire an attorney and other professionals well versed and experienced in commercial real estate and in non-profit organizations and subsequently report to the board his or her findings; and pursuant to the findings, to begin to negotiate the purchase of Hoppin House.

Questions to be answered by such professionals include the status of Club's property tax exemption – whether it can be transferred to another property, whether the pilot project amounts paid by Brown to the city will stay with the building, the fiduciary responsibility of the board, and the status of the Club's D & O insurance.

A letter will be sent shortly to the membership with the results of the recent survey.

New Business: Sharleen Bowen suggested that the days the Members Exhibition Show will be open to members and the public be expanded. The following motion was made, seconded and unanimously passed:

To expand the days the Members' Show is open to include Tuesday, Wednesday and Thursday.

Izzy Goff suggested that the board consider forming a marketing committee to focus on retaining old members as well as creating excitement as we move to a new building.

The meeting was adjourned at 1:46 pm.

**Respectfully submitted,
Marilyn Shealey, Secretary**