

Nelson Neighborhood Improvement Association

Minutes September 17, 2008

Board Action Items:

1. Meeting called to order at 5:35 p.m.
2. Roll Call of Board of Directors
Present: Marcia Hovey-Wright, Bill Wright, Larry Spataro, Dan Rinsema-Sybenga, Romella Ealom, Dollie Hippchen, Karen Ladd, Helen Sherman, Greg Borgman, Bob Bosch, Irene Cooper, Ann Craig
Not Present: Sarah Rinsema-Sybenga, Greg Laws
3. The minutes from the August meeting were presented for approval. Some information was missing. Helen will get the dollar figure from Jill Montgomery. Ann Craig and (Pam Goodman?) will also investigate a memorial to Mike Miller. Larry moved to approve the minutes with the changes, Greg Borgman seconded, and the minutes were approved with corrections.
4. Finance Report
 - Treasurer Bill Wright reported that with a bequest from the Roger Allison estate last month, the profit and loss sheet showed that we made \$16,000, bringing the total worth of the NNIA to \$66,363.
 - Bill will arrange that cancelled checks will not be returned from the bank, and photocopies of cancelled checks will be included with the bank statements.
 - Bill will provide a budget at the annual meeting in February; what we are seeing is based on last year's income and expense, and the information we have not is a lot better than previously seen. Larry congratulated Bill on the improvements.
 - Bill moved, and Larry seconded the idea of forming an Endowment Committee comprising of members of the NNIA, which would be chaired by Dollie Hipchen and advised by Bill Wright, to investigate ideas on how to invest and manage our funds. Larry suggested (1) setting up a CFFMC endowment fund and (2) reviewing the process to spend income generated by the endowment through a donor advised fund. The motion carried on a voice vote.
5. Sale of Building
 - Larry reviewed the situation regarding the sale of the NNIA, saying that the building is listed at \$29,900 and we have received a cash offer of \$23,900. The realtor has received confirmation. An addendum will be made to the purchase agreement that the NNIA could continue to use the basement for one year at no costs, with a possible agreement for the use of one upstairs office. This has not been confirmed, but open to suggestions.
 - The closing is scheduled for October 11, and the buyer requested immediate possession.
 - Liquidation will need to be organized, to sell or otherwise dispose of the assets and move the records to another site. We could also leave some of the contents with the building.
 - Bill has the net sheet of anticipated expenses which amount to \$1,750, including commission, closing costs, etc. A \$2,000 line item on taxes might come out at closing.
 - Another potential purchaser was identified, but the person had not responded to a contact from the realtor.
 - Larry moved the Board accept the recommendation of the Executive Committee to accept the offer from Mr. Herman. Irene seconded and the motion passed by voice vote.
 - A group will arrange to clean out the basement in conjunction with Dumpster Day on September 20.
 - A transition team chaired by Larry and consisting of Greg Borgman, Bill Wright, Irene Cooper, Helen Sherman, and Karen Ladd will look into (1) alternative meeting space, (2) alternative office

space (3) moving and storage. It was suggested that the team contact Midwest Liquidators to see whether they can offer any assistance.

- Strategic planning revisited

6. Dumpster Day

- Dumpster Day is scheduled for Saturday, September 20, 2008. Dennis Eichorst submitted his contract for exclusive rights to any scrap metal with 25% of the proceeds being returned to NNIA. Larry moved to authorize this contract, seconded by Bill Wright, and approved by voice vote.

7. Strategic Planning revisited and budgeting for 2009

- According to the By Laws the task at the annual meeting is to determine and identify issues and prioritize. Six items were identified during the strategic planning session and the issue hasn't been addressed yet.
- Larry noted that in the past the strategic planning facilitators have been too global, and we need something specific to the organization and can be achieved in the next twelve months. An action plan should be devised. Marcia will contact Sarah Rinsema-Sybenga or Mary Robb to see whether one of them would be willing to act as facilitator.
- The budgeting process will be included at that time.

8. General Membership

- Scott Vanderweir was training so unable to attend the meeting.
- Neighborhood concerns: A number of neighborhood residents present were aware of increased drug activity taking place, particularly in the Third Street Corridor, including curfew violations. It was so blatant and intrusive, that a branch of the AA had to move its meetings out of the neighborhood. Sally James noted drug dealing in front of her house together with illegal gambling next door to her. Other residents expressed similar experiences. Greg Borgman is setting up a meeting with the police chief, Vice Mayor Gawron, Dollie and others to discuss the existing rules and regulation regarding this activity on properties belonging to absentee landlords.
- Realtors will be contacted about the zoning ordinances now in place, and the need to limit the number of rental units created.
- Larry noted that more adults in foster care homes in the North Nelson area.
- Mike Piercy noted that residents of the Amazon experienced being "locked in" during Bike Time because their parking lot was being utilized. This should be brought to Tony Kliebecker's attention as a public safety issue.
- Larry reported that there was increased WeMet activity taking place as a result of the upsurge in drug activity and there are several ongoing investigations at present.
- Membership Committee: no report
- Communications Committee: no report
- Activities Committee: Letters are being sent to home owners regarding participation in the Heritage Home Tour.
- Block Clubs: Meeting tomorrow night at Greg Borgman's house.
- Building and Grounds: No report
- Volunteer Muskegon and St. Joseph Park: Martha Bottomley of Volunteer Muskegon reported on the program at St. Joseph's Park from June 16 to August 7. In that period 15-20 children per day received free breakfasts and about 45 children per day received lunch. Volunteers completed

679.5 hours of service to Nelson Neighborhood and only one issue was written up. This is the fourth year of this successful program.

- NAM: Marcia reported that NAM is going through some organizational issues. Several Associations are doing walk clubs. One hour one night a week might be something for residents of Nelson Neighborhood to consider when we do our action plan.
- Kirsten Bremer reported on the status of Nelson School, which has suffered from the loss of families in the area. Classes have been combined. She expressed concern about the lack of attendance at school board meetings and the need to education administrators. Requested support from NNIA to meet with PTO and get on the agenda before the next school board meeting on the third Tuesday of the month.

9. Meeting adjourned at 7:38 pm. Next meeting scheduled for October 15, 2008