**FULLER CENTER FOR HOUSING OF JOHNSON COUNTY, MO.**

**Minutes, November 18, 2024**

**CALL TO ORDER:** President Jarrett Ahn called the meeting to order at 5:34 p.m.

**ATTENDEES:** Board members Ruth Hill, Jarrett Ahn, Sue Sterling, Taigan Plummer. Absent, Margo Cadigan (ill). Guests, Mark Wallace, Darrin Tobias.

**APPROVAL OF AGENDA:** Sue motioned to approve, seconded by Ruth. Motion approved.

**DEVOTION AND PRAYER:** Taigan gave the devotion based on Jeremiah 32:17 and 27 that nothing is too hard for God. We have our problems, fears and worries, and we know we have our limits, but nothing is too big for God.

Ruth will give the devotion next month.

**REPORTS**

**APPROVAL OF OCTOBER MINUTES**: Taigan motioned to approve, seconded by Jarrett. Motion approved.

**TREASURER’S REPORT:** Sue motioned to approve financial reports for May through September, seconded by Jarrett. Motion approved.

* Taigan provided updates on mortgages. Nielsen made one payment, but is a month in arrears.
* The sale has been completed on the house in Leeton, but one document remains to be submitted. Taigan is working with the title company to complete it. The house was sold for $23,485, the amount remaining on the mortgage.
* Kinney is a month behind on escrow payments, Taigan said, noting Covey has some issues last month.
* Henderson made one payment, but is in arrears as of Nov. 7.
* Taigan said Osborne is approaching payoff on his Greater Blessings project. She said is working to bring his account up to date.

**COMMITTEE REPORTS**

**CONSTRUCTION**: Taigan said B&B Glass discounted some of the labor cost for window installation on Lisa Hamilton’s house and is resending the bill. She said that final bill will be $1,101, bringing total project cost to $5,559.43. Family Selection will prepare the repayment agreement for signing before the Greater Blessings ceremony is set.

**CHURCH RELATIONS:** Ruth said committee members are going to reach out to specific churches to arrange meetings with their congregants to establish partnerships and recruit clients and volnteers.

**FAMILY RELATIONS:** Sue noted that 30-day timelines on the three pending Greater Blessings applications were not met, but Ruth said clients were OK with the delay. She said all three need home visits from Family Selection and Construction committees. She said some with extensive needs may need other options such as replacement rather than repairs. Darrin said the Construction Committee needs to meet and go out and look at the projects and develop a plan. He said he would try to develop a list of qualified people to work on them.

**REAL ESTATE:** Taigan said a woman contacted her about the possibility of donating two vacant lots on East St. Louis St. in Sedalia sometime in the next year. Following discussion, the board agreed by consensus to turn down the offer.

Taigan said the city code enforcement officer reported that the property at 404 E. Culton is in violation of city codes. The owner will be responsible for that. He also said a number of other properties also have code violations, which Taigan said may provide opportunities for the board in the future.

Ruth said a number of properties in Holden are in foreclosure and may also be obtained and torn down and sold.

**PUBLIC RELATIONS:** No report. Taigan said she will touch base with LuRae about participation in Giving Tuesday.

**VOLUNTEER COMMITTEE:** Jarrett said Mark’s application for the Skill Bridge program is still pending. He said he and Margot have developed a list of things they want Mark to handle and asked committee members to submit their lists by the end of the month.

Jarrett reported that the tiny homes project proposed by Northside Church at the trailer park north of Warrensburg is not going to materialize.

**OLD BUSINESS**

**BYLAWS REVISION**: Jarrett asked Ruth to send the revised bylaws to him so he can send them to Mark.

**BOARD AND COMMITTEE APPLICATIONS:** Taigan submitted a proposed questionnaire for review. She said it is based on forms used by other boards.

**POLICY AND PROCEDURES MANUAL:** The board discussed having a special meeting, but no date was set.

**ADJOURNMENT:** The meeting adjourned at 7:11 p.m. The next meeting will be at 5:30 p.m. Dec. 16.