

A G E N D A

PARTIAL LIST OF ITEMS FOR CONSIDERATION OR COMMENT

THE ODD FELLOWS HALL ASSOCIATION OF WINDSOR, INC. BOARD MEETING

Monday, August 19th, 2013
Regular Meeting – 4:00 p.m. to 5:30 p.m.

Windsor Odd Fellows Lodge #215
337 Windsor River Road
Windsor, CA 95492

For further information, please call Bill Fallis: 695-2477

or

EMAIL: info@windsoroddfellows.org

In compliance with the Americans with Disabilities Act, if you need special assistance to attend or participate in a Windsor Odd Fellow Lodge #215 (WOF) meeting, please contact Bill Fallis at 695-2477. Notification at least 48 hours prior to the meeting will assist WOF in assuring that reasonable accommodations are made to provide accessibility to the meeting.

Announcement - As a courtesy, please turn off or place on vibrate mode all pagers, cellular telephones and all other communication devices upon entering the Board Meeting Area.

1. Board of Directors Insurance

a. Type of Insurance - D&O

b. Value/Cost

Denny called Duff Divine and scheduled a meeting for next week to review Insurance needs and cost.

2. Robert's Relics

a. Pass due Rent - \$1,200 ?

b. Security Deposit - \$800 ?

c. Notice of Planned Rental Increase – When? (after collection of above?)

Discussed option regarding Robert Relics but no action was planned.
Post meeting - Denny received a five year lease from Lee Dysart. We immediately had Lee re-due the lease to a one year lease.

3. Hall Renovations

a. Architect Update

b. Elevator locations

c. Finance - mortgage vs. bus. Loan

Bill F. had met with Rudy (Arch) a few hours before this Hall Board meeting. He share the updated drawings for the new elevator location and 1st floor space requirement. He also shared the conceptual drawing for the front of building marquee.

A brief discussion of funding options were discussed but no preferential method was suggested.

4. Tax Exempt Status of Hall

- a. Depreciations from past years
- b. Depreciation years/% for future
- c. What we need to retain tax status

Briefly discussed the possibility of depreciation of equipment and other items to extend the amount of monies the Hall Association can retain without threat to Tax Exempt status.

5. Projected Hall Rental Revenues

- a. Five year projected revenue sheets

Bill shared a projected revenue Excel spreadsheet showing a conservative 5 year prospectus from Hall Rental.

6. Parking Lot Signage

- a. What must plaque say?

Civil code section 1008 was discussed and it was agreed that Denny would proceed with ordering the signs as soon as possible to protect the properties against right of easement issues.

7. Updates By-Laws progress

Bill committed to contact Steve to get an electronic copy of the Hall Associations "BY-LAWS" so that a review and update could begin.

8. Security Camera / Surveillance System

- a. Number of Camera's required?
- b. Inside Locations?
- c. Outside Locations?
- d. Install prior to Hall Renovations? (*Monitor Progress/Security*)
- e. Contractor Installed?

A brief discussion took place regarding Security Cameras was held and it was agreed that the system should be installed prior to Hall Renovations. However, no specific action plan was suggested.