

# ALPHA-TAU CHAPTER HOUSE ASSOCIATION

# ANNUAL MEETING

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26 MARCH 2017 / 3:00 PM / Board Room, Mediterraneo Restaurant,  
2900 S. State St., Ann Arbor

*[Note - Bob and Nate were taking notes; Bob has written his down so Nate can fill in the blanks. Red text is for questions or amplification and can be removed once the answer is provided. This sentence can be deleted when editing is thru]*

## ATTENDEES

### **In person:**

Alumni -- Nathan Maziar, Jeff Velis, Bob Klaffke

Actives -- Ryan Smith, Mason Mills, Danny Grossman, Jared McCourt

### **Via Conference Call:**

Alumni -- Ed Lees, Matt Herring, John Flintosh, Michael Azarian

## AGENDA

Meeting called to order at 3:06pm.

## ADMINISTRATIVE REPORTS

### **1. National Office Report (Michael Azarian)**

Br. Azarian was invited to speak about the current status of the chapter from National's perspective. Br. Azarian reports that the chapter has satisfied all requirements with PLAID (with respect to participation in the all-member training sessions). There have been no reported violations of fraternal risk management policy since the last infraction. Michael Davis (XPh Director of Undergraduate Services) will visit chapter the first week of April to reinforce the positive forward progress shown by the chapter.

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When asked for his feedback about the PLAID training program, Br. Azarian stated that it served its intended purpose but that going forward the National fraternity would consider other options for distressed chapters should similar circumstances arise.

Br. Azarian expressed appreciation to Br. Velis for his proactive involvement with the chapter this past year.

Br. Azarian spoke of two upcoming events: College of Excellence (June 19-22 @ Hampden-Sydney College, Hampden-Sydney VA) and Congress (June 23-25 at Richmond VA). He also mentioned that Chi Phi plans to colonize at Central Michigan University in 2018-19, and encouraged area alumni to become involved in supporting this new colony. [Br. Azarian disconnected from the conference call at the conclusion of his report]

## **2. LLC Report (Ed Lees)**

Br. Lees gave an overview of the status of 1530 Washtenaw Partners, their cash flow and projects that were undertaken in the past year. Specifically, reserve moneys held by 1530WP were used to replace carpeting in all common areas (stairwells and hallways) and to finance repairs to first and second floor bathrooms in summer of 2016.

Those in attendance were asked for suggestions about future projects. The actives in attendance asked if it were possible to dump a load of gravel in the back of the house to expand the available parking area. Replacement of the basketball hoop was also mentioned but the reaction suggests this might be a project the chapter can undertake themselves. A prolonged discussion took place regarding the status of the chapter room ceiling, or more specifically the floor joists supporting the living room and the need to address deterioration in them.

Status of lease signing and house occupancy in 2017-18 was raised. A lease status report had been sent by Alpha Management Group (AMG) earlier in the week (March 23); at that time 28 undergraduates had expressed interest in signing a lease (23 for one term), and nine leases had not yet been signed.

### 3. Alpha Management Group Update (Matt Herring)

Br. Herring has been part of an alumni team that has been part of conference calls with the actives and AMG re: house operations (these calls were taking place semi-weekly but have taken place less frequently as the year has progressed). Brs. Herring & Velis led a wide-ranging discussion regarding the working relationship with AMG over the last year. Concerns were raised over lack of response to maintenance issues, and a paternalistic approach toward interactions with the residents. Br. Velis has been the point person for day-to-day interactions with AMG this past year, and articulated three specific instances of interactions with AMG:

1. It was noted that living room floor was sagging up to two inches in some spots; when investigated, it was found that floor joists have deteriorated; AMG's response was to blame the damage on spills from the actives paying Beer Pong;
2. Br. Velis noticed that French doors in living room did not latch securely and could be easily forced open, in September *[? Jeff validate month request was made]* requested that metal plates be added at the top of the doors to reinforce latching mechanisms. Only one door received the requested repairs, and when French doors were subsequently damaged the residents were blamed as responsible for the damages.
3. During one inspection (January *[? Jeff verify month]*), it was noted that water had accumulated inside the glass cover of the light fixture in the women's bathroom on first floor. The water has not been emptied out despite being in this condition for several weeks.

Br. Velis is personally quite frustrated with the lack of follow up and has expressed reluctance to continue as 'point man' for alumni with AMG if they are retained as property managers for next year.

Discussion whether the communications issues are confined solely to Greg August, it was concluded that this seems to be the culture at AMG of late. Br. Matt Smith has been in discussions with CORE, another property management company in Southeast Michigan, to provide a proposal to provide property management services for the coming year (as an alternative to AMG). Brs. Herring & Smith will continue to work with CORE, with the goal of recommending changes by the end of April. *[All - please verify the last sentence; was this*

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*the solution and timeframe for resolution that was decided upon? I was organizing for my own presentation at this point and stopped taking notes]*

## 4. Treasurer's Report (Bob Klaffke)

- **Rent Roll:** It was noted that this year (FY 2016-17) we have 24 members living in the chapter house. Occupancy levels are down from our average of 26.5 in previous two years (adjusting for one-term residencies) and 28 residents in FY 2013-14.
- **House Operations - Prior FY:** For the fiscal year ended August 2016, house operations revenue exceeded expenses by \$14,900. Revenues were largely as budgeted, however expenses were lower than anticipated by roughly the amount of the surplus owing to budgeted repair and maintenance cost that were not undertaken. Dining operations (billing service handled through AMG rather than by the students directly) also resumed in Fall 2015 on a breakeven basis).
- **House Operations - Current FY:** Through February 2017, we have received roughly the amount we budgeted for rent and other income. However, expenses are running roughly \$27,000 over budget, mostly due to overages in grounds, house repairs and maintenance expenses incurred during the fall and early winter. This trend is projected to continue through the balance of the year, resulting in a projected \$20,000 operating deficit; our most likely remedy would be to skip one 'rent' payment to 1530WP.
- **Alumni Contributions:** During FY 2015-16 alumni contributions were down about 16% from the prior year (\$9,221 vs \$11,131), due mostly to lack of alumni association communications and the fundraising efforts directed to the Alpha-Tau CEF to fund the PLAID training. In spring of 2016 ATCHA ended its relationship with Affinity Connection; Arbor Pines took over coordinating A-T alumni communications (printed/ Email newsletters; alumni dues solicitations and processing; website and social media). During the first six months of FY 2016-17, dues contributions total \$11,292, well on track to returning to our previous peak donations level of \$15,000 annually.
- **Alpha-Tau Chapter Excellence Fund:** As of February 28, 2017, the balance for that fund is \$22,094, of which \$2,482 is available for expenditure. During FY 2015-16 we authorized \$15,000 in disbursements for the alumni share of PLAID all-member training and \$841 for two members' travel expense to College of Excellence. To date in FY 2016-17 we have

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authorized \$169 for remaining PLAID expense, and \$596 to cover travel costs to Alpha's Academy for 2015 and 2016.

- **Outstanding payments to National re: PLAID program:** The cost of PLAID all-member training was \$45,000 (plus travel expenses to be billed at cost), and was to be split equally between National, the Chapter, and ATCHA. As of Somewhere along the way we mistakenly concluded that the chapter was responsible for only \$5,000 in cost (\$10,000 less than what was actually expected). As of the meeting date \$11,488 remains payable to National (\$744 from ATCHA and \$10,744 from the Chapter). Br. Azarian is aware we are working with Chapter to make up the difference and is (so far) not pressing us for payment. There was some discussion of how to address this outstanding debt, and from what sources (consensus was that we not use A-T CEF monies to pay this down). Br. Velis moved that "Alpha-Tau" (the chapter and alumni association) jointly commit to paying this debt off at the rate of \$1,000 per month, starting in September 2017. [??? who ???] seconded this motion, passed by voice vote. Br. Velis will communicate with Br. Azarian about this arrangement.
- **MVP Scholarship:** Br. Velis moves to award the MVP Award scholarship for 2016-17. Br. Lees seconds, approved by voice vote. [I am not certain why this vote took place during the Treasurer's' report, no doubt an obscure citation somewhere in *Robert's' Rules of Order...*]

[Meeting was suspended ~ 4:30pm for 10 minutes for a bathroom break]

## Chapter Report (Ryan Smith)

Chapter has been building off of the PLAID training, striving to manage based on a climate of accountability and responsibility. Br. [Smith?] instituted an attendance policy for chapter meetings, which has improved attendance from 15-20 members to 50-60 members. The Judicial Review Board has been revamped and is now handling resolution of smaller infractions within the chapter; this has resulted in less property damage and fewer outstanding accounts for chapter dues. Also, upperclassmen and recent graduates (non-residents) are being held accountable for their behavior which has also reduced incidental damage to the chapter house.

Total undergraduate membership is 111 this term; freshmen and sophomores account for 77 members. There were 22 new members initiated in the fall term,

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and 11 new members in the winter term. An improved attention to recruiting (“bidding quality over quantity”) resulted in no new members dropping out before initiation.

The chapter passed the National accreditation program in the Fall 2016 term, and is working to compile the supporting data for the Winter 2017 term (due in early April). The chapter also participated in the University’s (Office of Greek Life) Chapter Expectation Program.

Philanthropy events included the Donor Drive (signed up 80 new donors). The chapter is making plans now for the second annual Joshua Brigham Memorial Volleyball Tournament to be held in April.

As noted during Br. Azarian’s briefing, the chapter has not had any risk management incidents this year. The chapter has two risk managers, which has allowed them to split responsibilities and concentrate on different areas of risk.

A total of ten freshman attended Regional Leadership Alliance at Iowa State University (Ames, IA) in February. The chapter commented that the presentations seemed to be oriented to smaller chapters; Br. Velis commented that a change has been suggested to RLAs such that chapter may be grouped by size in future years rather than geographic region.

The chapter is planning to send delegates to both the College of Excellence and Congress in June.

### **Alumni Relations Update (Jeff Velis)**

Homecoming 2016 was discussed. It was estimated that 300 people may have been in attendance that day (brothers and guests). We did not run out of food and beverages during the event and covered our costs. Br. Velis has some ideas going forward to improve the program next year. The chapter was commended for how they handled a request from Hillel to reduce the sound system volume so as not to interfere with a program they had underway (the chapter moved the party out of the back yard and inside).

Br. Velis (or Arbor Pines?) has sponsored two learning events for the chapter and invited participation and financial sponsorship from local alumni. The first event (held November 16, 2016) discussed Sexual Harassment Awareness on

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Campus in in the Workplace; the second event (held January 10, 2017) was an Etiquette Banquet. Br. Velis hopes (with alumni support) to hold three or four of these events next year, introducing a session on resume'-writing and interviewing skills.

Br. Velis noted that alumni have expressed interest in reviving the tradition of a golf outing. After discussion it was suggested that Br. Velis approach Br. Jason Stoops (who organized the last one) to see if he'd be interested in getting that event started again.

## OLD BUSINESS:

### **ATCHA Bylaws Review (Matt Herring)**

Discussion resumed (tabled from last year). The goal was to incorporate some of the committee structure that was created in 2015-2016 into the structure of ATCHA; this would encourage ongoing involvement in the alumni association (and by extension keep more alumni informed about happenings at the chapter). Br. Herring suggests he will continue to work on fleshing out this initiative in the next few months.

## NEW BUSINESS:

### **Roles & Responsibilities for next year (Nate Maziar)**

Discussion of new positions within the alumni association going forward to keep the interest and momentum we've gained in the last couple of years. It was suggested an "alumni social chair" position be designated to take primary responsibility for organizing Homecoming and an annual golf outing (it was *emphasized* that this individual would 'coordinate', not necessarily 'plan').

*[Was a second R&R position discussed? My memory says there was further discussion on this topic but I took no notes to that effect]*

### **Elections**

- **President** -- Br. Maziar nominated Matt Herring to the position. The nomination was seconded by Br. Velis. Br. Herring was elected by voice vote.

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- **Vice-President** -- Br. Velis nominated Nathan Maziar to the position. The nomination was seconded by Br. Mill[who? Partial name? One of the actives?]. Br. Mazair was elected by voice vote.
- **Secretary** -- Br. Maziar nominated Bradley Holmes to the position. The nomination was seconded by Br. Velis (Although Br. Holmes was not in attendance at the meeting, Br. Velis confirmed that Br. Holmes had been approached about serving in this position, and had agreed to be nominated prior to the meeting). Br. Holmes was elected by voice vote.
- **Treasurer** -- Br. Velis nominated Matt Patillo to the position. The nomination was seconded by Br. Maziar. (Br. Patillo was not in attendance at the meeting, but Br. Velis confirmed that he & Br. Klaffke have been in discussions with Br. Patillo about taking on this role, and that Br. Patillo had agreed to do so prior to the meeting). Br. Patillo was elected by voice vote.

## ADJOURNMENT

Meeting adjourned at 5:57pm.