

Board of Directors - 4.12.18

Mission: To advance sustainability in the built environment through community education, measurable standards and regional action.

(5:30) **WELCOME**

(5:35) CONSENT AGENDA Stephens motions to approve the consent agenda. Antonio seconds. All in favor.

- a. Approval of 3.22.18 Board minutes
- b. Approval of Treasurers Report
- c. Green Built/LEED: In March 2018 there were 15 Green Built NC homes certified and 120 more registered for a total of 1495 certified; 262 certified LEED Homes and 33 total registered. In 2017 we had 148 Green Built NC homes certified and 169 Registered. 63 LEED Homes certified, and 350 registered.
- d. Membership: As of April 5th we have 242 current members, which is slightly up from March 22 at 239.
- e. Website: In 2018 we are averaging approximately 10,000 page views per month from 5,000 unique visitors. This is much higher than our old website (6,000 page views and 3,000 unique viewers). The new website was a great investment for us!
- f. Appalachian Offsets:
 - i. 5% day at Whole Foods on April 19th. 5% from all sales at Green Life and WF on Tunnel Road will go to the IDES PV project. We will also be tabling and asking for donations at the store the from 12-6pm on the 19th.
 - ii. We are still trying to get the school board to allocate the EE rebate funds for the project. Hope to do this before the end of the school year.
 - iii. Working with Chrissy and Stephens, and kiosk designers to finalize the design.
- g. Education:
 - i. Mother Earth News Fair April 9-6 28 & 29th. We are looking for support for our booth. Email Cari if you can work at all either day.
 - ii. We are planning a public lecture on the Energy Pedal of the Living Building Challenge. A spring date TBD. We also have plans to offer Net Zero pedal workshops, plus 2 intro sessions in 2018.
- h. Disc Golf Tournament: April 14, 2018 at Lake Julian
- i. Ciderfest: October 13, 2018 at Salvage Station
 - i. We have rented the entire facility. Education committee to give ideas on how to best use the space to promote GBA and our mission.
- j. EITF Low-Income Program is moving along as we meet and coordinate activities with Community Action Opportunities, Energy Savers Network, and United Community Development
- k. Blue Horizons Campaign launched via press conference on 3/21 and community reception on 3/22.
- I. Virtual Drive: All Board meeting agendas, minutes, and materials will be posted on the shared Dropbox.

(5:45-7) **NEW BUSINESS**

A. Chrissy reminder of Board norms and process for discussions (5:40-5:50)

Organizations think and act in unique ways. We are not a group of individuals, we are a collective working towards a common goal. Our norms should reflect that collective approach so that all members have meaningful interaction in the group. In this way we will be more productive, inclusive, and dynamic.

Speakers will be given their allotted time to present to the board without interruption

Feedback will be given in formal rounds similar to dynamic governance with every member offering at least one thought to the group.

Board members offering feedback or presenting shall limit their remarks to ensure we have input from all board members and to keep our meetings timely and productive.



- B. Discuss potential new members. (5:50 6:10)
 - a. Jeff Staudinger formerly ran the affordable housing program for the city
 - b. Ben Yoke at Sugar Hollow- long time
 - c. Ter Spinner- Geologist and event organizer
 - d. These are three candidates to fill what has been only two open positions. We discussed the pros and cons of staying at 15, going up to 17 members and finding another candidate, or changing the by-laws. Also discussed the potential for expanding our diversity on the board.
 - e. We agree to invite the three candidates to the next meeting to get to know them a little better. After this we will choose two willing new board members.
 - f. Going forward we can continue to consider the ideal size for the board and how to make our board the most effective and desirable to join.
 - g. It would take a 2/3 vote by the membership to be an even numbered board.
- C. 891 Haywood Road Update and next steps (6:10-6:30)
 - a. We are under contract on the Haywood Road property. It's a very exciting spot and could make a great home for the organization.
 - b. Meeting with the city coming up on the 17th. Legal component is a change of use in the property. It's transitioning from all residential to a portion of it being a business. Sprinkler and fire separations could make this project much more difficult. Also ADA access. This meeting will make or break the deal depending on what we are required to change about the building and what the schedule for these requirements. If we can make the case that we have done and do a lot of great work for the city, maybe they will work with us on our schedule.
 - c. Seems like a good financial move. It builds equity and it has some cash flow immediately from the residential component. This could transition to all commercial in the future.
 - d. Closing is set for May 16. We need to find any deal breakers
 - e. We will probably need to keep the current tenants for at least a year as we make a plan and gather financing for whatever build out we need to do.
 - f. What do do with the various spaces especially the upstairs and how can we maximize the income from this space. Is it better to have residential tenants above or offices?
 - g. It's a very dynamic process at this point. Stay tuned for lots of changes.

D. Committees meet (6:30-7)

	A	М	J	J	A	S	C	N	С	J	F	N	Σ
Jamie Shelton													
Jay Lanier													
Heath Moody													
Steve Farrell													
Chrissy Burton													
Rob Johnson													
Jessica Arrowood	X												1



Robin Cape	X						1
McGregor Holmes							
Jose Ruiz	X						1
Raymond Thompson							
Antonio Grion							
Josh Littlejohn							