



Board of Directors – 5.9.19

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

(5:30) **WELCOME**

(5:35-5:45) **CONSENT AGENDA. Stephens motions to approve the consent agenda. Raymond seconds. All in favor.**

- a. Approval of Treasurers Report for April
 - i. Budget had \$135,000 for AO coming in in April and that did not happen. We had a \$35,000 grant expected in March and that has not come in.
- b. Staff evaluations: I have completed staff evaluations for Cari, Jonathan and Sophie. Maggie's will be done in May.
- c. Green Built/LEED: In March there were 6 Green Built NC homes certified and 86 registered; App State registered 2 of the four dorms they will certify. There are 276 rooms in those 2 buildings. 0 certified LEED Homes and 33 total registered. For 2018 we had 160 Green Built certified 302 LEED projects (one was a 248 multifamily project). In 2017 we had 148 Green Built NC homes certified and 51 LEED projects. Therefore, both went up from the previous year. There is a total of 1655 GBH certified.
 - i. We are printing a postcard for all previously certified and future home occupants. It will be mailed by the end of July.
 - ii. We have been in touch with over 45 builder members to encourage them to certify. More face to face meetings and phone follow ups are still needed.
- d. Membership: As of today we have 283 current members. We had the highest revenue for membership in April that we have had since 2012. Cari attributes this to several things: re-brand and general better awareness, new invoicing strategy, good economy. Individual membership is on the rise also- twice as many as when Cari started three years ago. Great job on membership, Cari! Most members are business members. We polled members in 2017 and the top three biggest benefits of membership were being in the directory, networking and the green built program. Discussing doing another survey that might narrow in on individual members and business members separately. Planning a membership drive/ reminder for expired memberships in June prior to the directory deadline. Antonio suggests quarterly board members calling lapsed members.
- e. Appalachian Offsets:
 - i. Still waiting on the potential investors to respond.
 - ii. Kiosk- We have updated the interface to add more options for carbon offsetting
 - iii. We would like to have a meeting with Lazoom to discuss an offset option for their tours
- f. Education:
 - i. Mother Earth News Fair is April 27 & 28th.
 - ii. May 16th presentation to Creation Care Alliance
 - iii. June 11th Hendersonville HBA on a GBH class.
 - iv. Spring Lunch and learn with Deltec on Sat. May 18th in Mills River. It will be a tour of the first DOE zero energy ready home in the region
 - v. Hempcrete workshop at AB Tech on Sept 6-8th. There will be a public lecture on the 6th and a hand-on workshop on Sept 7th and 8th.
 - vi. We are planning 4-6 workshops for building professionals this year. We are looking to host them at Lenoir Rhyne and the third Tuesday of the month beginning in June. Some workshop ideas include: Conservation development for multifamily and subdivisions, Net Zero Energy, Sourcing Materials local, Biophillia, and Managing ventilation properly.
- g. Videos- We did a tour of Mary Love's home in Olivette will be using as a promotional video for GBH and GBA in general.
- h. Future Eco-office- Mountain True is leading the conversations with the Southside community to see if they will support a rezoning of the 97 Choctaw street parcel from R8 to commercial. City Planning staff



say that they will not support rezoning unless the community does. Ultimately the decision is with the City Council.

- i. Antonio suggests it would be nice to have an example building to refer folks to or a concept drawing if we get to the point of a neighborhood meeting.
 - ii. Jose mentions the possibility of adding affordable housing on the upper floors as a way to build support for the project.
- i. Disc Golf tournament on May 4th had 45 players. The financial report will be available soon.

(5:45-7) NEW BUSINESS

A. Board member opening discussion (5:45-6pm)

- a. Joan Walker- Sierra Club, activist, energy sector. Sam will initiate contact and then pass to Leah
- b. Eric Howell- GO- Heath will sponsor.
- c. Eric Schilling- Whole Log Lumber- Antonio will sponsor.
- d. Agreed to reach out to all three candidates to gauge interest, learn more about the candidate, and get a short blurb about them to share with the board.. We discuss whether we would be interested in raising our number of board members to 17 if all three are interested. We will revisit this next month in hopes of electing new members.
- e. We also discuss whether we need to have an odd number. We discussed amending our by-laws to have a tie breaking vote. This might be a good idea to do regardless of whether we wind up with an even number.

B. ESN conversation

- a. Jonathan reached out to Chrissy a couple of weeks ago. He raised concerns about safety and efficacy of the program.
- b. He had raised concerns before with Sam and Brad but felt that his concerns were not adequately addressed.
- c. His concerns are that improper measures have been performed, that volunteers might not be safe, and that home owner's, property, or pets.
- d. We are taking measures to implement a more standardized protocol for the work ESN does to address these concerns. There is a new handbook in process that we hope to adopt soon. Ben suggests getting Jack or someone else from CAO to review the handbook.

C. Appalachian Offsets Presentation and Discussion (6pm-6:30pm)

- a. See accompanying presentation.
- b. Revamped in 2016
- c. First project was a lighting upgrade for Opportunity House community center in Hendersonville
- d. Have raised roughly \$55,000 for the IDES solar project.
- e. Discussing other ways for reducing carbon emissions like planting trees (Sylva Pasture). What's our next project? IDES is so big it's hard to keep buzz around it. More smaller projects might be easier for us.
- f. Update on IDES. Dave Hollister has an investor in Alabama almost on board. If that doesn't work out, we plan to just spend the allocated money to do as much solar as we can afford (about a third of the designed project). Dave thinks we will now something in 2 weeks.
- g. What are the educational opportunities around this project? Something permanent- a dashboard, a viewing platform. Also a green apple day of service, a ribbon cutting, etc.
- h. Marketed through one on one meetings and have several businesses, ads, whole foods event was very successful but that was a one time thing
- i. Duke rolled out their community solar plan. For people who want solar but it's not suitable for their roof, they can buy a share of a solar system. Not sure how well it will work out. They need sites, builders, etc. for it to work out.

