Board Members in Attendance:
Jim Janosky, President
Steve Baker, Treasurer
Craig Rothman, Clerk
Nick Howard
Matthew Bachmann (by proxy to Chris Williams)
Aaron Bell
Matthew Herman
Sean Rogers, Undergraduate President
Robert Warden, Undergraduate Treasurer
Chris Williams, Chapter Advisor

Board Members not in Attendance:
Andy Himmelblau
TJ Hazen, Vice President
Mike Whitaker

Others in Attendance:
Weil Lai, Hajme Sano, Andrew Harlan, Matt Carvey,
Peter Lively 959, Gregora Christiana, Joshua Napoli, Nate kushman, sterling crockett, Jimmy Jia

Call to Order
The meeting was called to order at 6:50 pm at 64 Bay State Road with 10 of 12 board members present.

President's Report
As you’ve probably seen by the e-mails that have gone out to all alumni recently, it’s been a challenging year for both the house and the alumni corporation. Next year will be a rebuilding year and they say these things go up and down in cycles. It’s time to do the best we can and move forward next year.

Janosky thinks that events like 6294 are important to get the alumni back and share some perspective with the undergrads. One of the items that we discussed over the last two years was a possible move to Cambridge. However, this project has been put on hold while MIT does some long-term planning for the whole campus and we have not heard anything from MIT in a year. If we do hear something, it does not mean we will definitely move, but it is something that we want to be a part of and have a choice should the opportunity arise. Taking care of the current house will cost more money over the years and we will have to do a major renovation in the future or we could move to a new building on campus. But, there is no news this year and we will communicate any future information we get.

We evicted one of the actives this past semester due to several incidents, but really due to a pattern of disrespect; we do not want to go into it in too much detail. Janosky has answered a lot of e-mails. Many people have expressed support, some have asked questions, and some have challenged the actions of the board. If you have any questions, please bring them up either in the meeting or with a board member afterwards.

This year has been challenging for the actives as well. For fall rush we had six pledges, which is under our target of 10. The maximum capacity of the house is 38, but the current number of members living in the house is 25, which puts us below capacity. This is a bit of a financial strain for the house, but we are at break-even right now.
The board currently has four committees. The mentoring committee is a core group who mentor the undergraduate officers. It has been the same people for the past few years, so we’re looking for a few new people to volunteer. Mentors are asked to be available to the undergraduates in order to meet with him every so often and check in with him to see how things are going. Janosky sees this evolving into an alumni big brother program that could include internships/summer jobs. The board also has a historical document committee to preserve and digitize documents. We bought a fireproof safe to store the documents. Janosky would like to collect photographs from when the current alumni were in the house. He has previously gotten party posters, minutes from meetings in the 1980s, but he would mostly like to get some photographs that can be digitized as we are planning for a big reunion in 2010 for our 125th anniversary. The third committee is the capital improvement committee. It maintains a document of the short-term and long-term needs for the house. The last committee is for an IT/Telecom upgrade for all the houses. The IRDF is funding the baseline upgrades to each of the houses and there are a few options that can be purchased by the house (i.e. card reader for front door, VOIP, cable, intercom system, environmental controls).

Vice President’s Report

Not present

Janosky would like to congratulate Hazen for the successful completion of amending our by-laws. Due to the high bar of getting 50% of the living shareholders to vote for the proposal, we had to keep extending the meeting until we got enough votes. The by-laws were last amended in 1950, so every half-century or so we should probably do this whether or not it is needed. In the by-law revision, we changed quorum to be three times the number of people on the board instead of 50% of living shareholders.

Hazen is heading up a new committee to document our policies and procedures. If you would like to get involved with that you are more than welcome, please contact Hazen.

Treasurer’s Report

Baker passed out the annual report for the year that ended June 30, 2007. We basically broke even this past year. The maintenance account has increased over the last four years, which is a reflection of stuff wearing out and a lot more scrutiny by local officials on fire alarms and life safety systems. The corporation and alumni are running a balanced budget even with a low occupancy. The building fund has about $457,000 in cash (as of June 30, 2007) and it continues to grow, despite the fact that we’ve been taking money out of it to make improvements regularly.

Question about current term bill – the current term bill is about $3300 and non-residents pay a non-resident fee. We would love to see the chapter’s occupancy go up, but all we can do is try to manage their budget. MIT has also stopped subsidizing the dorms, so their rents are going up faster than ours are. An occupancy of 25/26 is about where we need to be to not have a loss. We also passed a resolution this year that changed the contribution to the building fund to be 10% of the term bill instead of a fixed amount. Question about occupancy – other houses also have issues with occupancy, and some are full, so we’re not the best but we’re also not the worst.

This will be Baker’s last year on the board. This upcoming year will be his 25th anniversary serving on the board, if any of you know anyone interested in becoming treasurer, please let him know so that there can be a transition.

Clerk Report

No report

Chapter Advisor Report

No report
Elections

Board of Directors
Jim Janosky
TJ Hazen
Steve Baker
Craig Rothman
Nick Howard
Matthew Bachmann
Aaron Bell
Andy Himmelblau
Matthew Herman
Mark Wuonola
Chris Williams


Treasurer
Stephen Baker

Clerk
Matthew Herman

New Business

Janosky will present a Theta Xi “Distinguished Service Award” to Michael Kenney, Delta 766, who recently moved to Pago Pago, near Fiji. Mike was on our board of directors for a long time and has been involved with Theta Xi and Delta Chapter and given back a lot to the house.

The board has mandated conflict resolution and risk management training for all the undergraduates as part of the process with the eviction of Quinn. It looks like the best time to schedule that will be in conjunction with work week in the fall. Janosky proposes we have this on a Sunday at the end of work week before orientation begins, August 24th, and it will probably go from 10 am to early afternoon with lunch provided. He would like to encourage all alumni and corporation board members to attend.

Adjournment

The meeting was adjourned at 7:32 pm.

Respectfully submitted,

Craig Rothman, Delta 1050
Clerk