

Vermont Housing Managers Association
Annual Meeting of the Membership
October 29, 2008

Opening Remarks Brian Roy, VHMA President thanked the participants, the Tri-State Conference Committee members, and Susan Kuegel whose term as Secretary expires in 2008.

2007 Annual Meeting Minutes Membership reviewed the minutes. Steve Sak motioned to accept the minutes, Cathy Rice seconded. Motion passed unanimously.

Financial Statements Kim Fitzgerald presented the balance sheet and budget to actual results as of 9/30/08. Kim will reconcile the conference costs, but anticipates we will likely end the year ahead (at least break even) in part because VHMA did not hire administrative help in 2008. Cathy Rice motioned to approve the financials, Suzanne Martin seconded. Motion passed unanimously. Kim took the opportunity to thank Brian Roy who came in as President during this "Tri-State" year for his dedication and great work.

Education & Membership Committee Update Brian thanked Heidi Setien and Cathy Rice for Chairing the Education and Membership committees respectively. This year we also launched the VHMA website (VHMA.net) Brian thanked Liz Genge who worked on this project as well as Craig Bailey from VHFA who supported us and provided in-kind technical help.

By-law Amendments Membership reviewed and discussed the by-laws marked with the proposed changes. Most changes proposed would allow VHMA to conduct business efficiently and streamline membership categories. Anne Duplin motioned to approve the by-laws as amended, Cathy Boumil seconded. Motion passed unanimously.

Election of Officers & Appointment of Committee Chairs A slate of officers for 2009 was presented. Brian Roy, President, Liz Genge, Vice President, Kim Fitzgerald, Treasurer, and Eric Schmitt, Secretary. Cathy Rice motioned to accept the slate of officers as presented, Cathy Boumil seconded. Motion passed unanimously. Brian appointed Liz Genge as Membership Chair and Susan Kuegel as interim Education Chair for 2009.

2009 Membership Fee Schedule will remain the same as in 2008

Other Business

- ✓ Brian explained work in progress to become a 501c3, goal is to complete in upcoming year.

- ✓ A formal motion was presented by Officers and reviewed with membership granting the Executive Committee permission to formalize the practice of extending complimentary attendance to “VIP” guests and VHMA Officers and Chairs. After brief discussion, Suzanne Martin motioned to approve and Cathy Rice seconded. Motion passed unanimously.
- ✓ Suggestions from the membership include creating a VHMA pamphlet or brochure especially to capture some of the mom and pop management companies who may not use the website or email. Also, in 2009, coordinate efforts with VHCB and VHFA to produce training opportunities.

Steve Sak motioned to adjourn. Cathy Rice seconded.

Meeting adjourned.

Minutes submitted by Liz Genge