

Voice of Idaho Ham Radio Club, Board meeting minutes for May 02, 2018

Attendance report:

President: Doug Rich W7DVR	present
Vice President: Gordon Wilmoth KI7CZR	present
Immediate Past President: Larry Bickham WA7ZZS	excused
Treasurer: Tony Baca WV7I	present
Sr. Director: Steven Blanchard KD7KKC	present
Jr. Director: Andrew Spencer KE7FIY	excused
Membership Director: Tom Oswald KD7VZW	present
Technical Director: Vacant	
Public Affairs : Tim Rynearson	absent
Communications Director: Curtis Stoaks AG7JL	present
Web Master: James Szatkowski N9SKI	present
Secretary: Bill Overton KI7IFC	excused
Special Projects: Don Lynn ND7L	present

President Doug Rich called the meeting to order at 7:00 pm.

President Doug Rich made brief opening comments. Doug will announce at the May club meeting that we are looking for a Technical Committee Director. Doug also shared a copy of the signed Storage Garage Rental Agreement – see attached.

299(s) update To date there has been no response from the Forest Service regarding the Shafer Butte application, nor has there been a response from the BLM regarding the Cinnabar application.

Consent List Going forward, only financial events requiring payment in the current month will appear on the Consent List. The Board approved the \$82 payment for the PO Box rental and approved \$265 for the annual insurance premium.

Meeting reminders – Blasts The Board discussed the apparent inconsistencies in the board@voiceofidaho.com blasts – some members receive all messages, some members receive only a few, and some members receive messages intermittently. Research will continue on this issue.

Election rules – committee constitution and by-laws changes Don Lynn reported that progress has been made within the committee, but not yet distributed to the Board.

Treasurer's Report Tony gave the Treasurer's report – see attached. Tony assigned himself an action item to price Board Officer Insurance – in addition to the liability insurance the club carries.

Budgets – Tony and Gordon will be giving the Board a list of recurring “fixed” expenses so the Board can calculate a two-year budget reserve

Audit – Treasurer Tony Baca WV7I announced that the audit of VOI accounts had been completed by member John Sager W7SAG. John will be present the results of the audit to the club in a letter, and will be reviewing the audit with club membership at the May meeting.

REPORTS

Membership officer Tom Oswald KD7VZW gave the membership report.

Communications Officer Curtis Stoaks AG7JL reviewed his recommendation to the Board regarding the Technical Committee Director situation – see attached. Tony moved and Steven seconded a motion to contact Mike. An action item was assigned to Curtis and Andrew to invite Mike Cooper W7OSG to discuss the events that led up to his resignation. Curtis and Andrew will also ask if there are any circumstances under which Mike will entertain the possibility of again assuming the TCD duties.

Shafer Butte negotiations President Rich reported that there have been no recent developments regarding the current Shafer Butte site negotiations. The Board established a ceiling for monthly rent when negotiations resume.

President Rich adjourned the meeting at 8:45.

Minutes submitted by Gordon Wilmoth

See attachments below.

Storage Garage Rental Agreement

Clause 1. Identification of Landlord and Tenant

This agreement is entered between Doug Rich, President of Voice if Idaho Radio Club (Tenant) and John Torstenbo (Landlord). Tenant is responsible and liable for the performance of all terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for storage purposes only, the garage located at 9956 Utahna Rd.

Clause 3. Limits on Use

The premises are to be used only for storage of club related equipment for Tenants as listed in Clause 1 of this Agreement and includes club members.

Clause 4. Term of the Tenancy

Storage of items may commence immediately upon signing and dating this Agreement and continue until notice is given by either the Landlord or Tenant. Landlord may terminate or modify the terms of this agreement by giving the Tenant 7 days written notice in the case of needing items moved to another unit or 30 days in the case of termination of this Agreement.

Clause 5. Payment of Rent

This space is being donated for use by the Voice of Idaho Radio Club and no rent will be charged. The space may be shared with property of the Landlord and attempts should be taken to keep Tenants property separated from Landlords.

Clause 6. Late Charges

There are no late charges on this Agreement

Clause 7. Returned Check and Other Bank Charges

Does not apply on this Agreement

Clause 8. Security Deposits

No security deposit will be collected on this Agreement. Landlord expects In Good Faith that Tenant will repair any damage that occurs during use.

Clause 9. Utilities

Tenant will not be charged for Electricity as long as Tenant Rules and Regulations pertaining to electrical use is followed.

Clause 10. Prohibition of Assignment and Subletting

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord. Neither shall the Tenant sublet or rent any part of the premises for short-term use of any duration. Violating this clause is grounds of termination of this Agreement.

Clause 11. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when the Tenant took occupancy, except for ordinary wear and tear, (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which the Tenant becomes aware; and, (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises and found the space to be in good, safe and clean condition.

Clause 12. Repairs and Alterations by Tenant

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a

key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm systems.

Clause 13. Prohibition of Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 14. Pets

No animals may be kept on premises except as accompanied with their owners while performing VOI club business on the premises.

Clause 15. Landlord's Right to Access

Landlord may have full access to this unit at any time.


Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant (or VOI club members) will be away from the premises for 60 or more consecutive days. During such an absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 17. Possession of the Premises

Not applicable as no rent is being charged.

Clause 18. Tenant Rules and Regulations


 (initial) Tenant acknowledges receipt of, and have read a copy of, tenant rules and regulations, which are attached and incorporated into this Agreement by this reference. Tenant understands that serious or repeated violations of the rules may be grounds for termination. Landlord may change rules and regulations without notice.

Clause 19. Validity of Each Part

If any portion of this Agreement is held to be invalid, it's invalidity will not affect the validity or enforceability of any other provision of this Agreement.


Clause 20. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

4/19/18  owner
Date Landlord or Agent (John Torstenbo) Title

9986 Utahna Rd
Address

Boise ID 83714 208 608 2320
City State Zip Code Phone

4/19/18  208 571-4608
Date Tenant Signature Phone

DOUGLAS V. RICH D@W7DUR.COM
Print Name Mail address

Boise ID 83704
City State Zip Code

Garage Rules, Regulations & Recommendations

- 1) Access to the garage must be by driving down the concrete driveway between the 10000 & 10002 houses and entered from the 8' roll up door on the north side of the building.
- 2) Do not store anything on the floor that may be water damaged within 5 feet of the doors. During heavy rain there may be some slight water intrusion there.
- 3) All items are to be stored inside unless approved by Landlord.
- 4) No items are to be fastened to the walls, ceiling or floor.
- 5) No electric heaters or appliances allowed to be used without approval by Landlord.
- 6) Parking allowed along the eastern garages and high-shed or behind the single garages while on site. Please don't leave any cars if not on site.

To the Members of the Board:

I make the following recommendation based off our discussions around the loss of an invaluable member to the board and the technical committee. While I do not know him well, based off all comments and appearances, Mike Cooper is a talented and capable individual and by all accounts was an amazing Technical Director. His leaving his position on the Voice of Idaho Radio Club board has left the technical committee in disarray and has caused a great void in the VOI board. It is apparent that it is going to be very difficult to recover from this loss, and that our club has suffered a significant setback.

My goals with the following recommendation are as follows:

1. To get a full understanding of the events that led upto and the reasons Mike resigned.
2. To attempt to repair a broken relationship between the board and Mike.
3. To set checks and balances in place so that these unfortunate events do not happen again in the future.

My recommendations are as follows:

1. That the board make a formal invitation to Mike Cooper to appear before the board and air his concerns and or grievances at our next regularly scheduled board meeting or in a special session. We should also allow him to supply any documentation and or evidence to be added to the official record. I sincerely hope that Mike would also be willing to answer clarification questions from the members of the board. This must be an effort to seek an understanding, not an effort to find blame.
2. That the board consider and discuss the information that is brought before it.
3. That the board be prepared to take any necessary and appropriate actions to keep this kind of issue from occurring again.
4. If at all possible take steps to restore Mike to his position as Technical Director.

If Mike is unwilling to appear before the board:

1. I recommend we enter his resignation letter into the board minutes, as well as any other emails he has sent to the board reflector addressing his resignation and reasons for it. I also recommend that, in this circumstance, that we allow him to provide a written statement detailing the events and concerns that led to his resignation as well as any documentation or evidence he would like considered.
2. The board should consider and discuss these documents and attempt to understand the cause from the limited information available.
3. That the board be prepared to take any necessary and appropriate actions to keep this kind of issue from occurring again in the future.

Additionally, the board should prepare a statement to the tech committee stressing the importance of their work and detailing the actions the board is taking to provide its full support to those efforts.

These recommendations are not meant to dwell in the past but to protect the future of the club.

It is my sincerest desire to see Mike Cooper step back in as Technical Director a position that he excelled in and made great contributions to The Voice of Idaho Radio Club.

Respectfully,
Curtis Stoaks AG7JL
VOI Communication Director

Voice Of Idaho Treasury Report

2-May-18

Checking Balance	\$4,969.87
Savings Balance	\$8,010.97

Other funds	
PayPal	\$1,768.89
Cash	
Un-deposited checks	
Visa	\$0.00

<u>Total Assets</u>	\$14,749.73
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Outstanding Obligations

<u>Total Debts</u>	\$0.00
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<u>Balance</u>	\$14,749.73
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Income since last Board Meeting	Dues	\$25.00
Expenses since Last Board meeting		\$266.00
	Insurance	\$266.00