

MINUTES

In attendance: Doug Barnes, Joe Schwab, John Day, Brenda Renrick, Jim Potter, Rick Miller and Lynda Hester.

Doug opened the meeting by asking about the status of the Tour of Homes. So far 100 homes are listed, and ad sales are a little behind this year. A phone blitz will take place later this week. Doug requested a meeting with Karen and some of the volunteers to have a meeting to see what progress had been made. He stressed the importance of the tour and the need to take aggressive action. Rick said he would ask Karen to send out a list of sponsors and builders who want to participate.

Rick was asked to provide the status on the MBA Building. He responded that the Capital Facilities Committee had met, toured the building and determined that yes, the building exterior needed to be replaced. There were some questions that had since been answered, and were provided in the packet of information, which the Chair Officers had. The Finance Committee had approved the expenditure of approximately \$2 million on the project. A structural engineer looked at the roof and determined that the roofing structure did not need to be replaced. The main question now is which siding to use. Rick was working on getting ERD and McGlynn to meet face to face with the Capital Facilities Committee and answer any concerns they may have. It is hoped to have that completed by the end of the week. After further discussion, the Chair Officers decided that they would look to the committee for recommendation, then at their next meeting they would analyze and evaluate it. They requested 20 minutes to ½ hour for discussion to make sure all the aspects were covered. They also requested a written report on the Capital Facilities' recommendation, a proposed timeline, numbers and a contingency plan. The Chair Officers were in favor of using Ceraclad™ as opposed to stucco.

Rick was asked about the third party inspector. He deferred to the Chair Officers for recommendations. After a brief discussion, it was recommended that the MBA use ERD as they have already been part of the process.

Doug moved into discussion regarding the request from BIAW to use excess money from the ROII refund to fund the BIAW's war chest. Preliminary numbers on the excess are approximately \$150,000 - \$200,000. So far, Pierce and King/Snohomish Counties are the only associations who have not made a commitment. Pierce County has had concerns that it is too early and there isn't enough information as to whom they would support. Doug, Joe, and John reported that they had received a call from Dino Rossi. John stated that he reiterated the Board's sentiment to Rossi, stating that it was too early, and the association had building issues that needed to be resolved. Doug indicated that he would call Daimon and let him know that the MBA has taken no action, though it doesn't mean that the board won't take action later. September would be a good time to make a decision.

Rick reported that Pierce County voted to wait until at least June before they made a decision. They are concerned about having enough money for local races.

A brief discussion was held on the benefits of a financial review or audit. Currently MBA has an audit every 4th year. The Chair Officers asked John Day to provide them with the Finance Committee's recommendation on whether an audit should be conducted annually.

The Officers discussed the Weinstein issue and whether the association is being proactive enough. They felt that MBA should have a strategic plan to deal with the Weinstein issue, and a white paper to explain what the association is actually doing about the issue. The MBA should also determine whether to align themselves with BIAW or not. Rick responded by stating that currently, the Government Affairs Department is working on trying to confirm the numbers that Weinstein is trying to throw out and gain more information.

Doug requested that the Board hold an open discussion on MBA's game plan for the Weinstein issue, BIAW's position about the issue, and how they are connected. If MBA can coordinate with BIAW, that's fine, the associations should be the driving force. MBA may need to hire someone specifically to take care of this huge industry issue. Our obligation is to communicate and provide information. It would be embarrassing if we didn't spend money and resources to take care of this.

The EO Contract Committee met with Sam on May 9 to review the performance review process and expectations. We would like to see the MBA taken to the next level. We're not exactly sure what the next level is, but we're at the top compared to other associations and how we're reviewed by NAHB. Part of the expectations is to look at having Sam come back into the local chapter, working on the Weinstein issue and the legislature to improve it. Another part of the expectation is to work with BIAW and improve the communications. There's tremendous opportunity for activity and action in land use planning, transportation, and education. We see Sam in the middle of that designing our game plan. In addition, we would like to see Sam wine and dine 30 top builders and recruit them. If he spent time with builders and expound on the benefits, he could raise the membership level within 6 months.

John commented that we should not look to expand the organization, but to take a look at the next five years and make it better. He suggested Sam look at other businesses such as Centex in Texas to help him get ideas for what he could propose.

Rick mentioned that he had spoken to Sam and as a result, all departments are working to put together a plan for their departments over the next 5 years. Their plans are due at the end of the week.

The Chair Officers also discussed going to NAHB and coming up with a plan of how much land or capacity we need to make housing more affordable, or what's enough and try to implement it. Inclusionary zoning is not the answer. Everywhere it has taken place the supply of housing has gone down. The association should be proactive on this.

Doug stated that Sam should get the plan put together quickly and get it on a schedule. As soon as the committee receives his plan, they will meet and provide financial incentives to make sure the goals are obtained. Doug and Joe hoped to spend time with Sam in Washington DC to discuss this further. The basic game plan is to give him clear expectations for the next 5 years.

The Chair Officers agreed there would not be a Board meeting in July and August, but the Chair Officers would meet if there were something important to discuss. The building exterior can be discussed through a conference call.

Speakers for the next few months were discussed. The following was suggested:

- June – open discussion. Topics include Weinstein Bill, Sam's Contract, and where we're going for the next six months.
- September – Puget Sound Regional Council (Bob Drewel or the next level down)
- October - Cascade Land Conservancy
-

Jim and Doug provided a brief overview of the Japan trip, saying it was a great opportunity to spend time with the local elected officials. There were representatives from Boeing, Microsoft, and other large companies. It's good for MBA to be represented on these trips, and MBA should plan to have one or two people go every year. It's personal time you don't normally get with the legislators.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Brenda Renrick
MBA Secretary