



P.O. Box 2901, Augusta, ME 04338-2901 * (207) 512-2180



November 2014

Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

President

Secretary

Barbara Eckhardt
eckhardtb@roadrunner.com

Treasurer

Ratna Don
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Board of Directors

Charlie Anderson
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Ratna Don
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Barbara Eckhardt
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John McNaughton
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Ramona Venskus
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Royce Watson
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Harrison Wolfington
harrison@lafinwolfingtonrealty.com

Dear CAHA Members:

We are getting close to the beginning of the New Year. Elections for the CAHA Board of Directors and Officers will be held at the banquet on Tuesday, February 10, 2015 at the Elk's. There will be several available slots for the Board of Directors. We are looking for a member who wants to become the next President of the CAHA. Remember that your participation makes CAHA an effective landlord organization and there is no better way to get involved than to run for one of these slots. Anyone interested in becoming a board member or officer, please notify a current board member of your intention to run via telephone or email. Please contact CAHA by phone at (207) 512-2180 or via email at caha@caha4u.org.

Another heating season is upon us. I hope that you're all using one of our prepared venders, J&S or Fielding's for all your energy needs.

Happy Thanksgiving everyone!

CAHA Board of Directors

Slate of Candidates for Board of Directors for a 2 Year Term are:

Charles Anderson
John McNaughton
Ramona Venskus

Mark Your Calendars!

**CAHA Annual Meeting and Banquet will be held on
Tuesday, February 10, 2015**

**Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
May 13, 2014**

Past-President & Treasurer Ratna Don opened the meeting at 7:00 p.m., with the following present:

Secretary & Board Member, Barbara A. Eckhardt
Board Member, Charlie Anderson
Board Member, John McNaughton
Board Member, Ramona Venskus
Board Member, Royce Watson

Business: Motion was made by Charlie, and seconded by John, to accept the April 15, 2014 Board Minutes. Motion passed unanimously.

Motion was made by John, and seconded by Charlie, to accept the May 12, 2014 Treasurer's report, including profit and loss statement from January 1 to present. Motion passed unanimously.

CAHA Insurance: The Macomber, Farr and Whitten agent for the Great American Insurance Company's liability insurance renewal policy of \$1,145.00 was due.

Motion was made by Charlie, and seconded by Ramona, to not renew the insurance policy, as it was considered not a necessary coverage for CAHA's needs.

Energy Committee/Continuing Oil Contracts: The Board was concerned that J&S Oil and Fielding's had not replied to Charlie's courtesy correspondence to honor CAHA's second year contract with them. Ratna will contact J&S Oil.

Newsletter: Charlie will write an energy statement in the June newsletter.

Code Enforcement in the City of Augusta: A CAHA member was visited by a code enforcement agent recently. After a lengthy discussion, the consensus was to not disclose the Board's decision due to the sensitive nature of the issue.

The Board had taken a 60-minute dinner break prior to conducting the business portion of the meeting.

Motion was made by Ramona, and seconded by Charlie, to adjourn at 8:04 p.m.

Respectfully submitted,
Barbara A. Eckhardt, Secretary

**Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
August 19, 2014**

Past-President & Treasurer opened the meeting at 7:00 p.m. with the following present:

Secretary & Board Member, Barbara A. Eckhardt
Board Member, Charlie Anderson
Board Member, John McNaughton
Board Member, Ramona Venskus
Board Member, Royce Watson

Business: Motion was made by Charlie, and seconded by John, to accept the May 13, 2014 Board meeting minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Ramona, to accept the May 13 thru August 18, 2014 Treasurer's report. Motion passed unanimously.

Ratna will be away for the month of September, it was the consensus of the Board to have Charlie handle the CAHA phone and to have Royce pick up the mail.

CAHA Insurance: The Board discussed Liberty Mutual's liability insurance coverage, as the \$668.00 bill is due. It was the consensus of the Board for Charlie to call the Liberty Mutual office to ask for a lower quote and for Royce to call State Farm Insurance for a quote.

Energy Committee/Continuing Oil Contracts/Check from Fielding's: Charlie agreed to contact Fielding for the adman check.

September Newsletter: It was the consensus of the Board to not publish the September newsletter.

Legislative Committee/Fees: CAHA received an increase from \$3.00 per member to \$7.00 per member from CMAOA's Legislative support for the upcoming year to two-year agreement with them. Charlie volunteered to

CAHA phone and mail pick up for September: Since

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Minutes of Board Meeting - CAHA
August 19, 2014 – Continued from page 2

contact Donna Hodges to find out how their group computed CAHA's monetary contribution of this valuable service.

Mental Health First Aid Training: It was the consensus of the Board that this training was not related to CAHA's purpose in supporting landlords.

Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
October 14, 2014

Past-President & Treasurer opened the meeting at 5:37 p.m. with the following present:

Secretary & Board Member Barbara A. Eckhardt
Board Member Charles Anderson
Board Member Ramona Venskus
Board Member Royce Watson

Business: Motion was made by Charlie, and seconded by Royce, to accept the August 19, 2014 Board minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Ramona, to accept the Treasurer's report from January 1 through October 13, 2014. Motion passed unanimously.

Membership Renewal for 2015: Motion was made by Charlie, and seconded by Ramona, to contract Nichole Don, under Ratna's supervision, to do the year-end database & membership renewal work for \$1,400. Motion passed unanimously.

2015 Energy Committee/Continuing Oil Contracts/Check from Fielding's: It was the consensus of the Board of Directors to perhaps consider extending the contracts of CAHA's two oil vendors, J & S Oil and Fielding's Oil, under the same terms of their current contract with us when it ends in May 31, 2015. Ratna has contacted Sheryl at Fielding. Sheryl will talk to accounting office at Fielding about the admin check for June 2013 through May 2014.

Legislative Committee Contract with CMOMA: Motion

What is CAHA's Future Agenda? Two suggestions to be considered were to invite the City Council and Motivational Services to a CAHA meeting.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

was made by Charlie, and seconded by Royce, to table CMOMA's contract pending further information to be discussed in detail with CMOMA. Motion passed unanimously. Ratna will draft a letter to CMOMA regarding CAHA's concerns about the contract.

Audit of CAHA Books: This agenda item was brought to the attention of the Board of Directors for future consideration.

CAHA Annual Banquet: It was the consensus of the Board of Directors for Ramona to book the Elks Club for the 2015 annual banquet on Tuesday, February 10. No speaker for the evening was considered at this time.

Board Members and Officers: Board of Directors whose terms will expire on February 10, 2015 are Charles Anderson, John McNaughton, Ramona Venskus, and Harrison Wolfington.

November Newsletter: Ratna stated he would write a statement for the November newsletter.

CAHA Phone and Mail Pick Up In November 10-25: It was the consensus of the Board to have Royce handle the CAHA phone and to pick up the mail.

What is CAHA's Future?: Ratna will email each Board of Directors a list of CAHA members to call in order to promote the important work CAHA is doing for them and to ask for their participation in helping the running of the association.

Motion was made by Charlie, and seconded by Ramona to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary



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Fielding's Oil & Propane is proud to serve the members of CAHA with all of their heating needs and looks forward to having a long relationship with the organization. Call us and you will see how dedicated we really are. (207) 623-3322

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