**Directors present:**

Allen Barkoff, Noah Phillips, Luca Clemente, Chris Derrick, Betty Ybarra, Bruce Wallbaum, Carol Weidel, Garrett Owen Lee, Linda Ketcham,

**Others Present:**

Margaret M Olaiya, Russ Albers, Keith Valiquette, Ed Kuharski, Anne Waymouth, Trina Clemente, Rob Bloch, Pete Corby

**1. Call to Order**

Allen called the meeting to order at 5:32 pm

**2. Agenda**

Luca, Linda moved that item 9 (roof) will be discussed when Rob Bloch arrives. Agenda approved as amended.

**3. Minutes of September 8, 2014**

Typos corrected under 5 a. Garrett’s name was misspelled, Sunday was September 21.

Under item 7, “feral report” should read “federal report.”

Under Item 9., the third sentence should read, “He notified people that he could not be present.”

The motion should read, “Noah could miss a meeting without being removed from the Board”

Betty, Linda moved approval of minutes, as amended. Approved.

**4. Officers’ Reports**

**a. Treasurer (Bruce)**

Since September 8, OMI has secured $75,000 in loans. OMI spent $34k in the last month. It is difficult to control spending when people submit receipts late, and purchases happen on the fly.

Discussion followed on how to control spending. Garrett, Linda proposed that there be authorized purchasers. More discussion followed on how the budget and the authorizers stay current on the balance in the budget.

This proposal was tabled by consensus.

 **5. Status of the roof**

The contract’s original scope was to fix the larger roof. Next, there was scope creep for the project. The overhang was leaking. The roofer offered to fix it. Bruce did not intend to okay a higher estimate. Now the roofer is expecting $11 to $12 thousand more than we originally intended to pay him. He is also demanding immediate payment, which is not the typical way to do business.

Discussion followed. Some people saw the roofer come some days and do little work. Is he expecting us to pay for all labor at the same hourly rate? How do we respond to an invoice amount much higher than expected?

Russ, Trina, Bruce, Russ, Ed, Linda, Pete, Rob and Carol are willing to sit down with the roofer. There will be one spokesperson. Bruce will arrange the meeting.

**6. Unfinished Business**

* OMI Overall Budget
* Management Plan for OM Village
* Safety concerns
* October 13 Board agenda

All these items were tabled by consensus.

**12. Adjournment**

Carol, Noah moved adjournment at 9:12pm. Adjourned

Minutes prepared by Carol Weidel