

Building on Love, Inc.  
Board of Directors Meeting  
May 24, 2010  
21 Glynn Drive Cohoes, NY  
7:00pm

In Attendance:

Jerry Abdelnour  
Diane Abdelnour  
Larry Justice  
Sue Raczynski  
Roger Grout  
Jerry Spillane  
Jeff Abdelnour  
Allison Abdelnour  
John Reeher  
Jeff Yule

Non-board members  
Kathie Hedrick-Reeher  
Kate Quinn

Absent  
Benita Zahn  
Kevin Hunziker

Meeting Called to Order 7:05pm by Jerry Abdelnour

Introductions

Kate Quinn to begin June 1, 2010 to organizes Picnic & Golf fundraisers  
Kathie Hedrick-Reeher real estate agent from Prudential Manor Homes  
helping facilitate the deal at 141 South Lake Ave, Albany, NY

Website Review- need bios from all board members  
Discussed Board of Directors terms; 6 members will serve 2 years, while  
the other 6 have an initial 1 year term.

Possibility for new board members: Appealing to other Boston Region Owner/ Operators, Executive Directors or Board Members from other Ronald McDonald Houses in the region.

#### Financial Report

Sue Raczynski handed out financial report and reviewed with Board with assistance from Jerry Abdelnour.

Project 141: donations solicited for the purpose of purchasing 141 South Lake Ave Albany, NY next to the existing Ronald McDonald House. Monies collected will go towards the down payment and closing costs and reducing the mortgage to the target of \$199,000.

Albany Project: being used for roof repairs and asbestos abatement

General Fund: donations from various fundraisers

Diane Abdelnour motioned to approve financial report. Seconded by Jeff Abdelnour. Unanimously approved.

#### Updates on Grants given to date:

Allison Abdelnour

In addition to the Holiday Giving for 2009 in which \$1500.00 was given to each of the 8 houses to help out families around the holidays, 5 additional grants have been given out.

New Haven, CT- \$500 to a family from Guatemala to provide for warm clothes, food, diapers & medication while their child was in the hospital.

Portland, ME- \$231 to replace the back window of a car

New Haven, CT- \$1200 for a new wheelchair for a 2 year old

Albany, NY- \$1500 for 4 new tires and gas money for a family who had to travel back and forth to Boston due to a child receiving a liver transplant.

Providence, RI- \$300 for car repairs

#### Update on Project 141

Kathie Hedrick & Jerry Abdelnour

We have mortgage approval from First Niagara for the purchase of the property. Lawyers are in the process of working out final details.

Contract to purchase the property is in place. Current tenants have been given notice to be out by June 30, 2010. Making arrangements with the sellers to have anything left in the house, after it is vacated, to be removed.

Larry Justice- The lease for the property with the Ronald McDonald House Charities of the Capital Region is in the works, hoping to close by mid July.

Kathie is keeping in touch with the seller's agent to make sure all goes smoothly.

Jerry stated that the seller approved the list of contingencies.

Kathie said the sellers accepted the offer without a counter.

The new roof and asbestos abatement will be the responsibility of Building on Love.

The Ronald McDonald House Charities of the Capital Region will be responsible for the renovations. Building on Love, Inc. will be a holding company. RMHC-CR will be able to house offices in the new property as well as use it for parking and storage. It is the responsibility of RMHC-CR to pay the insurance, mortgage & utilities as well as be responsible for any repairs that will need to be made.

No families will be housed at 141 until the house is up to Ronald McDonald House National specifications.

The property will come off the city tax roll upon purchase.

Currently BOL has mortgage commitment papers for a balloon mortgage of 6% with First Niagara.

In the lease agreement, RMHC-CR after 5 years will have the opportunity to take over the house. There is no option to renew the lease.

Roger Grout motions to approve the purchase of 141 South Lake Ave Albany, NY with established parameters. John Reeher seconded motion. Jeff Yule abstained from the vote citing conflict of interest. Unanimously approved by remaining board members.

Jeff Yule discussed working with Marshall Sterling to combine BOL & J&J Service Insurance with RMHC-CR current policy so all parties are covered under the same insurance carrier.

Jerry Abdelnour spoke about setting precedence about the purchase of this property. Emphasized that Building on Love will be a holding

company for this property. They did not purchase the house to give it to the RMDHC-CD. The organization is willing to help other houses with new purchases, but will only be a holding company. Most RMH do not want to expand currently.

Cornerstone Project: Getting corporate sponsors to donate a minimum \$2000 to be named a "Cornerstone Partner" in the new property. Will be recognized at a later time.

Picnic Fundraiser:

Date set for July 10<sup>th</sup>, invitations have already been sent out.

There is a contest for all of the houses except for Albany due to proximity. \$1000 to the house that has the most people in attendance. \$1000 to the house with the highest amount donated in their name.

Roger suggested nametags & a guestbook to keep track of attendees.

Will have an ice cream truck donated by Taylor Freeze and are working on getting the McCafe Trailer to attend.

Golf Tournament

Working on finding a golf course and a date (sometime in September).

Will need to collect registration money from everyone ahead of time to make sure we do not have no show/no pay.

Need to work on items for goody bags.

Jeff Yule suggested getting each house to donate an item so all get recognized.

Kate will be taking any ideas that anyone has.

Building on Love fundraisers will be: golf tournament, Christmas party & picnic.

Goal of getting other groups to help to fundraise & getting each RMH involved more.

Website:

Just Give- like Paypal, but registered in all 50 states, to collect donations.

Need to collect information from everyone so we can get the site to go live.

Need to focus on getting current information front and center on website, so it is easily acceptable.

Vote:

6 members volunteered to be up for re-election after serving their year term as stated by the by-laws.

Jerry Spillane, John Reeher, Sue Raczynski, Larry Justice, Jeff Abdelnour, & Allison Abdelnour went up for re-election.

Roger Grout motioned to re-elected all 6 board members as submitted. Diane Abdelnour seconded motion. Unanimously approved.

Jerry Abdelnour motioned to adjourn meeting at 8:55pm. Seconded by Diane Abdelnour. Meeting adjourned.