



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



June 2015
Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

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Dear CAHA members,

Once again, CAHA has teamed up with J&S Oil Company and Fielding's Oil and Propane Company to provide your energy needs for the upcoming two years. The complete energy contract is published elsewhere in this newsletter. I would like to give my thanks to Charlie Anderson for working with both oil companies to negotiate the energy contracts for the next two years.

CAHA will publish daily heating oil prices from each company on its website.

As you may remember, two years ago we supported the passage of two bills: Eviction Bill and LLC Bill. Both bills were passed in 2013 with sunset clause in September 2016.

This year, we again partnered with CMAOA and other landlord associations in Maine. Those two bills were put back up for renewal before the legislative committee. I am pleased to announce that Eviction Bill LD-71 was passed without sunset clause and signed by the governor on Thursday, April 16th 2015. LLC Bill LD-1338 received an ought to pass vote without sunset clause on Monday, May 18th 2015 at the work session.

Eviction Bill LD-71 allows service of process in forcible entry and detainer actions to be made by mailing the complaint to the defendant's last known address and leaving the complaint at the defendant's last and usual place of abode if at least three good faith efforts on three different days have been made to serve the defendant.

LLC Bill LD-1338 allows a person who is the sole member of a limited liability company or is a member of a limited liability company that is owned by a married couple or registered domestic partners who is not an attorney to appear in court for that company in an action for eviction.

Another bill we have supported is LD-221 An Act To Amend the Laws Regarding Service Animal Housing Accommodations. This bill was not passed, but carry over is approved to the next legislative session.

I hope that you all have an enjoyable summer!

Ratna Don, Director
CAHA Board of Directors

Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
March 19, 2015

Past President and Treasurer Ratna Don opened the meeting at 6:03 p.m. with the following present:

Secretary & Board Member Barbara A. Eckhardt
Board Member Charles Anderson
Board Member Sue Barrows
Board Member Cheryl Dostie
Board Member Ramona Venskus
Board Member Royce Watson

Minutes: Motion was made by Charlie, and seconded by Royce to accept the February 26, 2015 Board Meeting minutes. Motion passed unanimously.

Treasurer's Report: Motion was made by Barbara, and seconded by Charlie, to accept the January 1 through February 25, 2015 Treasurer's Report. Motion passed unanimously.

Past President Life-Time Membership: There was a disagreement as to Cheryl's past president life-time membership, as she knew it to be, according to a 2004 Board vote. However, Ratna states a 2007 Board vote changed the 2004 Board vote. Ratna presented a lengthy argument, based on the fact that this was not written in the bylaws. Charlie argued that 2004 board vote is valid and 2007 Board vote did not change the 2004 Board vote. Therefore at the time of the February 10, 2015 annual meeting, Cheryl was an active member based on past president free life-time membership status.

Motion was made by Royce, and seconded by Barbara, to vote that no life-time membership be granted to past presidents and to be made a by-law change from this point on, March 19, 2015. Motion passed with 4 yeas and 3 nays.

It is now understood that Cheryl no longer has past president life-time membership status and will commence to pay dues when she is no longer a Board member.

Ratna resigned his Treasurer's position at 7:35 p.m., after the motion passed.

CAHA Annual Banquet: What if a member wants to attend the annual meeting without a meal?: It was the consensus of the Board to allow members to vote and receive door prizes at the annual meeting, regardless if they choose not to eat a meal there.

Legislative Committee: Sue reported that she and John McNaughton attended the legislative hearing on LD 71 "An

Act To Amend the Laws Governing Service of Process in Eviction Actions," which has been passed into law, after a three-year sunset. The law now permits the sheriff to file an affidavit with the court after posting a third summons on a tenant's door.

Savings Account at KV Credit Union: Ramona reported that to keep CAHA's account open at the KV Credit Union is for CAHA to call a KV Credit Union representative once a year. Also, the meeting room is a privilege courtesy for the members.

A Letter from Maine Housing: Royce reported the he had contacted Barbara A. Brann, Inspection Services Manager of the Maine State Housing Authority to introduce himself as the person to contact for CAHA.

Calling Members About Membership Renewal: Sue reported she was not able to do this between now and the last February 26 Board meeting.

A Letter from CAHA Member: Tabled for further information from John McNaughton.

Editing the Letter to Vendors Who Want to Advertise in the Newsletter: It was the consensus of the Board to accept Ramona's revised form letter to vendors who want to advertise in the newsletter.

An Email From The Human Rights Commission, Any Further Discussion?: It was the consensus of the Board to accept Charlie's email correspondence to Amy Sneirson, Executive Director of the Maine Human Rights Commission's email request of February 26, 2015. In his correspondence, Charlie politely declined her invitation to meet with the Commission concerning the Maine Attorney General's improved sample lease for landlords.

April Newsletter: It was the consensus of the Board to not have a newsletter for the month of April.

Next Year's Oil Contracts: Motion was made by Charlie, and seconded by Royce, to keep the terms of the contracts that CAHA has with J & S Oil and Fielding's Oil companies the same for the next two years. Motion passed unanimously.

New Business: It was the consensus of the Board for Sue to take up the treasurer's duties. Ratna will assist Sue in the transfer of the duties. It was also the consensus of the Board for Royce to take up the duties of the CAHA phone, emails, and mail.

Motion was made by Ramona, and seconded by Barbara, to adjourn at 8:24 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

**Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
April 23, 2015**

Former President Charlie Anderson opened the meeting at 6:00 p.m. with the following present:

Secretary & Board Member Barbara A. Eckhardt
Board Member Sue Barrows
Board Member Ratna Don
Board Member Cheryl Dostie
Board Member Ramona Venskus
Board Member Royce Watson

Minutes: Motion was made by Royce, and seconded by Cheryl, to approve the March 19, 2015 Board Meeting minutes with the correction to change by-law to by-law. Motion passed with 6 yeas and 1 abstinence.

Treasurer's Report: No Treasurer's report was submitted.

Motion was made by Charlie, and seconded by Ramona, for CAHA to accept Sue Barrows as Treasurer. Motion passed unanimously.

At the request of Sue, Ratna agreed to work with Sue concerning the operation and logistics of the Treasurer's position, which includes CAHA bookkeeping and database management.

CAHA's Staff Person: It was the consensus of the Board to approve Ratna to pay Lisa Montagna's invoice.

Legislative Committee: It was the consensus of the Board for Charlie to email Lisa a statement regarding the May 4 legislative hearing on LD 221: An Act to Amend the Laws Regarding Service Animal Housing Accommodations. Lisa will post it on Constant Contact.

Copies Etc.: Ramona requested to pay Copies Etc. with the Kennebec Savings Bank debit card for the Thank You letters that went out to the vendors who participated at the Annual Banquet. However, it was the consensus of the Board to approve Ratna to pay Copies Etc.'s invoice.

Next Year's Oil Contract: Charlie reported that Fielding's Oil & Propane Co., Inc., and J & S Oil, Inc. were on board for two more years. The Board reviewed J & S's new oil prices. Charlie will contact Lisa to publish the changes on CAHA's website, as soon as J & S submitted an updated version of it on their letterhead. The Board is still waiting for Fielding's letter.

May Newsletter: No newsletter will go out in May.

Motion was made by Ramona, and seconded by Cheryl, to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

**Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Ruby Tuesday, Augusta
May 19, 2015**

Secretary and Board Member Barbara A. Eckhardt opened the meeting at 6:30 p.m. with the following present:

Board Member Ratna Don
Board Member Cheryl Dostie
Board Member John McNaughton
Board Member Ramona Venskus
Board Member Royce Watson

Minutes: Motion was made by John, and seconded by Ratna, to approve the April 23, 2015 Board Meeting minutes. Motion passed unanimously.

Treasurer's Report: No Treasurer's report was submitted, as Sue is in the process of getting updated on QuickBooks.

Update on Database Management: It was the understanding of Ramona that Emmy Swanson, would be willing to work with Sue in getting her up to speed in her role as treasurer and the database management. Ratna stated that Emmy gave everything to him, which he gave to Sue.

Meanwhile, Royce is receiving the bills as they come in and Ramona is paying the bills, as her name is on the checking account.

The Secretary signed the April 23, 2015 approved minutes, as well as all the Board members at the meeting. Ramona will bring the signed minutes to Kennebec Savings Bank tomorrow, Wednesday, May 20, so that Sue's name will be placed on the checking account, too.

Ramona and Royce stated they were willing to meet with Sue to get her up and running with QuickBooks and paying the bills.

Legislative Committee: It was rumored that approximately 25 landlords attended the May 4, 2015 legislative hearing of LD 221: An Act to Amend the Laws Regarding Service Animal Housing Accommodations, which was disappointing news. The Board has no news to offer concerning this legislative hearing.

John stated he would contact Chris McMorro, Vice-President of CMOMA, to update him on CAHA's interest in its legislative liaison with CMOMA.

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Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Ruby Tuesday, Augusta
May 19, 2015

Update on Next Year's Oil Contract: It was the consensus of the Board to have Charlie contact Fielding's Oil & Propane Co. regarding their NYMEX pricing.

June Newsletter: It was the consensus of the Board for

Charlie to have the oil contracts and the March 19, 2015 and April 23, 2015 Board minutes printed in the June Newsletter.

Summer Break: The Board will convene again on Tuesday, September 8, 2015.

Motion was made by Ramona, and seconded by Royce, to adjourn the meeting at 7:00 p.m.

Respectfully submitted,
 Barbara A. Eckhardt, Secretary

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