



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



February 2016

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

President

Secretary

Barbara Eckhardt
eckhardtb@roadrunner.com

Treasurer

Ratna Don
ratnadon44@yahoo.com

Board of Directors

Charlie Anderson
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Sue Barrows
sue@rampropertymanagement.com

Cheryl Dostie
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Ratna Don
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Barbara Eckhardt
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John McNaughton
mcn1@roadrunner.com

Ramona Venskus
ramona@NewcomerRelocation.com

Royce Watson
listmaine@yahoo.com

Secretary's Message

CAHA members, the Board of Directors invite you to the February 9, 2016 Annual Banquet meeting at the Elks Club in Augusta. Hopefully, you have all submitted your form to be RSVP'd by Monday, February 1, 2016 (no tickets sold at the door). CAHA's cost for the meal is \$25 per person. This year we are charging a modest price of \$10 for each member and \$15 for the first guest. Additional guests will cost \$25 apiece. Social Hour: 5:30 to 6:30 p.m. Dinner: 6:30 to 7:30 p.m. Presentation, guest speaker TBA: 7:30 to 8:00 p.m. and Door Prizes and Social: 8:00 to 9:00 p.m. We elect Board members and officers that night as well, so we will have some business to conduct.

Slate of Candidates for the 2016-2017 Board of Directors:

Barbara Eckhardt
Royce Watson

As the club moves ahead into the New Year, let the year of 2016 be the year CAHA members lead CAHA STRONG! This club belongs to all of you, **the landlords.**

The Board of Directors are looking into new avenues for the year 2016 to build a stronger and bigger club so that landlords like you will have a strong voice when facing city and state governments' arbitrary laws and ordinances. We also welcome your leadership, business sense, and other talents to share with us; better yet, consider becoming a Board Director or officer at the annual meeting. Please notify a current board member either by telephone or email of your intention to run.

The Board of Directors look forward to seeing and meeting with all of you at the Annual Banquet.

Barbara Eckhardt
CAHA Secretary

Legislative update

LD-221: An Act to Amend the Laws Regarding Service Animal Housing Accommodations

Work session was scheduled on January 21, 2016, but has been postponed because the Integrity task force on this bill asked for an extension.

LD 1163: An Act to Amend the Garnishment Laws of the State (If pass this would allow landlords who pursue and win a small claims to garnish tax returns)

Work session was scheduled on January 21, 2016.

Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Hattie's Chowder House Restaurant, Hallowell
December 8, 2015

Treasurer and Board of Director Ratna Don opened the meeting at 5:48 p.m.

Present were:

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

Business: Motion was made by Charlie, and seconded by Royce, to accept the November 10, 2015 Board minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Cheryl, to accept the Treasurer's report from January 1 through December 7, 2015. Motion passed unanimously.

Audit of CAHA Books: It was the consensus of the Board of Directors to have Emmy Swanson audit CAHA's financial books in January.

J&S's Monthly Admin Fee: The Board of Directors discussed at length the matter of J&S owing CAHA the admin fees from April 1, 2014 to May 31, 2015. The Board of Directors also discussed the admin fee for CAHA's 2015-2016 contract with them.

It was the consensus of the Board of Directors to have John contact J&S's District Manager to explore the \$0.02/gal reimbursement collection from April 1, 2014 to May 31, 2015, as well as the admin fee for CAHA's 2015-2016 contract with J&S.

Fielding's Yearly Admin Fee: After a short discussion, it was the consensus of the Board of Directors to have Ratna contact Fielding's to collect last year's admin fee.

Updating Heating Oil Prices on CAHA Website: Ratna informed the Board of Directors that Lisa Montagna had given her notice of resignation to take effect on December 2015 or January 2016. Lisa will no longer post the daily oil prices on the website, nor will she assemble the newsletter.

Ratna proposed to the Board of Directors that he will update daily oil prices on the website for the same monthly fee as Lisa of \$70. The consensus was to accept Ratna's proposal, but John wants to discuss the matter with Lisa.

2016 Annual Banquet: Ramona informed the Board that the Elks Club had confirmed the date of the Annual Banquet for Tuesday, February 9, 2016.

Board Members Term to End 2016: The three Board of Directors, whose terms will be ending in 2016, are Ratna Don, Barbara Eckhardt, and Royce Watson. Ratna Don has stated he will not run for another term.

CAHA Annual Filing with the State of Maine: A lengthy discussion ensued on this agenda item.

It was the consensus of the Board of Directors to have Sue set up a meeting with CAHA's Clerk, Eric Dick, to discuss a reasonable flat rate for his annual CAHA filing with the State of Maine. Sue will give a report of this meeting at the January Board meeting.

December Newsletter: Barbara volunteered to write a Secretary's message to the members in the December Newsletter.

Since this would be the last newsletter Lisa Montagna will be doing for CAHA, John requested that Sue ask her daughter Bridget to consider taking over assembling the newsletter, mailing it to the printer, emailing the newsletter using Constant Contact to the members, and posting it to website for a flat fee of \$50 a month.

Ramona volunteered to contact Copy Etc to see if they may be willing to do the aforementioned newsletter assembly job.

City of Augusta's Property Maintenance Code:

It was the consensus of the Board of Directors to inform CAHA's members that on November 10, 2015, a city council meeting was held for the discussion of its **2015 property maintenance code** and to urge them to become versed in this code by going to the city website for further detailed information. A link to the draft pdf file has been provided (<http://www.augustamaine.gov>).

What Are the Status Changing Names on CAHA Bank Accounts?: Not addressed.

CAHA's Operating Procedures: Tabled for January.

Next Board Meeting Date: Tuesday, January 19, 2016.

Motion was made by Barbara, and seconded by Cheryl, to adjourn at 8:30 p.m.

Respectfully submitted,

Barbara A. Eckhardt, CAHA Secretary

Special Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Dunkin Donuts, Augusta, ME
December 17, 2015

Secretary Barbara Eckhardt opened the meeting at 12:06 p.m. with the following present:

Treasurer & Board Member Ratna Don
Board Member Charlie Anderson
Board Member Sue Barrows
Board Member John McNaughton
Board Member Royce Watson
Board Member Ramona Venskus

The purpose of the meeting was to discuss and vote on the sixteen questions Ratna proposed to mail with the renewal forms to the CAHA members. Since the questionnaire was in draft form, it will not be made public due to the sensitivity and nature of the questions and will not be attached to the minutes. Attached is the revised questionnaire.

Motion was made by Sue, and seconded by Ramona, to approve the revised Treasurer's CAHA Member questionnaire by eliminating questions nine through thirteen and combining questions fourteen through sixteen as one question; thus, cutting the questionnaire down to 9 questions. Motion passed unanimously.

The Treasurer left the meeting at 12:51 p.m.

New Business: The Board had a lengthy discussion concerning the future of CAHA and ways to improve its membership as follows: tap into commercial rentals, reconsider joining the Chamber of Commerce, prepare a new job description for a staff person, and to revise the CAHA by-laws to go commercial.

January Board Meeting: It was the consensus of the Board of Directors to change the January meeting date from Tuesday, January 19, 2015 to Thursday, January 21, 2015 at 5:30 p.m. Ramona will contact the Senator Inn to reserve a meeting room for that date.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary

Dear Member, Your opinion is important. Please return this questionnaire with your answers.
Thank you.
CAHA Board of Directors

Member # _____

1. Was your decision to join CAHA motivated primarily by the heating fuel discount? Yes___ NO___

2. Do you approve CAHA's lobbying and support of landlord-friendly bills that appear before the Maine Legislature? Yes___ NO___

3. Do you approve CAHA's opposing bills appearing before the Maine Legislature that are detrimental to landlords? Yes___ NO___

4. If your answer to question 2 & 3 is yes, would you willing to attend and or testify before legislative committee at Augusta State House? Yes___ NO___

5. Are you willing to increase your involvement in CAHA? Yes___ NO___, if yes please specify how

6. If we conduct monthly member meetings, would you attend? Yes___ NO___

7. Is having the meal important to you at the annual meeting? Yes___ NO___

Current cost: \$1,500.00-\$2,000.00/year

8. Are door prizes important to you at the annual meeting? Yes___ NO___

9. Should free lifetime memberships be offers to former CAHA presidents, secretaries & treasurers, who have served at least a full calendar year, as long as each person owns rental properties?

Yes___ NO___ If no why?

Please feel free to provide your feedback. (Please use back of the page if you need more space)



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<p>Newcomer Relocation Services "Upscale Rentals" Phone/Fax: 622-4312 Cell: 446-4312 <i>ramona@NewcomerRelocation.com</i> www.NewcomerRelocation.com No application fee for CAHA members</p>	<p>Liberty Mutual (207) 622-0518 Darryl Arnold (x-52909) New Auto and Home Insurance Benefit CAHA member benefits include savings on auto and home insurance! Purchase high-quality auto, home, condo, and renters insurance at low group rates.</p>	<p>Gosline's Hardware (207) 582-1900 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.</p>	<p>Northeast Bank (207) 623-0303 Cell: (207) 446-0990 Mortgage loans for residential and investment properties <i>ssachs@northeastbank.com</i> \$250.00 discount on already low closing costs.</p>
<p>Sherwin Williams <i>Paint + Paint Supplies</i> (207) 622-6818 <i>sw5736@sherwin.com</i> <i>All painting accessories</i> <i>15% off list price everyday!</i> <i>20% off many case lots!</i></p>	<p>Your Ad Can Go Here</p>	<p>Eric S. Dick, Esq. Farris, Foley & Dick, P.A. (207) 622-5872 <i>ffdlaw@gwi.net</i> Discount off regular hourly rate to CAHA member on landlord/tenant matters</p>	<p>Your Ad Can Go Here</p>

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