

Skinker DeBaliviere Community  
Housing Corporation  
Board Meeting  
April 20, 2022

Minutes

Present: Directors; Paul Hohmann, Richard Bose, and Alice Stanley; Executive Director Gary Boehnke  
The meeting was called to order by President Paul Hohmann, at 6:32 p.m. a ZOOM meeting.

Minutes from the March 16, 2022, meeting were read and **approved with a correction.**

**Executive Director Report**

**Project Report**

#18002 526 Des Peres Dog Park – A group of SD neighbors and Gary met on ZOOM with Tracy Granneman (SDCC VP) leading this gathering of interested folks in restarting a dog park fund raising committee. Reviewed the history and documents of the work of the previous dog park project team. They plan to meet again in May.

#20011 Remodel 5906 McPherson 2 West – The electrical contractor has started in the unit (new contractor to us). Gary has asked Eric to hold off starting new work (next items) in the unit until Gary has evaluated cost and funds to do a next step

#22002 New HVAC Systems for 5906 McPherson West Side – The systems are all installed. The work went well for the most part; it is a new HVAC contractor to us and there was a couple of coordination bumps. The City's mechanical inspector came on site and noted that the condensation lines were an 1/8 of an inch in diameter less than current code, this was the existing (old) lines, and wanted them updated (new ones installed). Contractor took care of this with a small charge. Project is complete.

**Other Business**

SDCHC December 2021, Financial Report – Balance Sheet – Noted the balances in operating and reserve accounts. The investment account ended the year in very good shape \$559,128.

**P&L** - Ended the year with a \$30k profit, this was due to selling the 521 Des Peres lot.

**Budget vs Actuals** – Rental income was below budget by \$9k this was due to having two units under remodel for 2021. Total income was over budget, again this was due to the selling of the Des Peres lot. Property management expense was under budget, due to not have all units rented. Staff cost was just about budget. Hosing Corp expense was about \$4k under budget. We did \$36k of capital improvements. Utilities were right at budget. Building Repair and Maintenance was under budget by \$10k. Grounds was \$1k under budget. Insurance & Taxes were \$2k under budget. Net income was \$30.5K. We had a positive cashflow of \$13k after principal payments.

**Profit and Loss by Class** (department) – SDCHC Board of Director's was positive \$32k due to the sale of land, Commercial Management was \$2k. Developer was \$2k. 5846 McP. was \$11.7k. 5906 McP. was <\$25.9k> due to two units being worked on (capital expense) and one unit not renting. Des Peres Lots were <\$4.2k>. Mill's Lots were <\$12.2k>. 6008 Kingsbury was \$25.2k (Kingsbury has NO debt service). Total income was \$30.5k.

**Moved to Adjourn 7:10 p.m.**