

Residents of Historic Concord Monthly Meeting Minutes

April 8, 2024 Meeting

Attendees: Kelley Cartrett-Phifer, Robin Dicka, Elena Leinweber, Michelle Ostwalt, Jamie Sanderbeck, April Simmons and Steven Bullock

Not Attending: Christine Schattner

Meeting Location: 40 Franklin Avenue NW, Concord, NC 28025

Agenda

1. Welcome – Kelley Cartrett-Phifer welcomed the group and started the meeting at 7:10pm.

2. Meeting Minutes –

- March meeting were sent by Jamie a few weeks prior. No updates were identified. Robin Dicka motioned to approve the minutes and Steven Bullock seconded the motion. Minutes from the March 2024 meeting were approved.

4. Treasurer's Report – Kelley on behalf of Chad VanKeuren

- Report of Funds:
 - Fifth Third \$3,359.56
 - Edward Jones \$79,191.29
- In advance of the meeting, Chad sent out the 2024 RHC Budget. The group reviewed the information. Roughly in 2024, projections put the budget as ~\$3,000 net for the year. This includes the Holiday Home Tour costs being completely funded by the RHC. If sponsorships are able to be secured, it would offset some of those costs, meaning more net for the year. However, at this point there is not a clear understanding on the Holiday Home Tour sponsor engagement so the team opted to assume no sponsorships.
 - The group discussed that there is an opportunity to get more funds for charitable organizations and our neighborhood if there were able to be sponsors, but they understood the approach for now. The budget is a loose guide for the year and can be changed based on what happens in 6+ months for the Holiday Home Tour.
 - Jamie Sanderbeck noted one out of date number in the revenue for the Holiday Home tour but it did not impact the overall budget.
 - Jamie motioned to approve the 2024 Budget and Robin Dicka seconded. The Board approved the 2024 Budget.
- Chad also sent over a proposed update to the RHC bylaws regarding when membership dues were recognized.
 - Old Verbiage:
 - Dues and Fees
 - Section 1. The annual membership dues shall be fixed by the Board of Directors. Dues shall be collected beginning the beginning of the fiscal year of each year. Dues collected by new homeowners in the last month prior to the fiscal year shall be acknowledged as dues for the next fiscal year.
 - Proposed New Verbiage:
 - Dues and Fees
 - Section 1. The annual membership dues shall be fixed by the Board of Directors. Dues collected within the calendar year will apply to that same fiscal year.

- The group pointed out there were some terms that could be used interchangeably - “Fiscal” and “Calendar” – but for clarity it would be preferred that the language was consistent - either Fiscal or Calendar.
- A vote was delayed until next month.

RHC Next Steps:

- *Chad to submit updated language for the bylaws update for the groups’ vote.*

5. Committee Reports

- **Welcome Committee** - Elena Leinweber
 - 217 Union Street S welcome bag was delivered.
 - Other houses in the area are pending and should be selling soon.
- **Small Grants**
 - Kelley provided an update on behalf Christine Schattner
 - Christine is moving forward with getting Butterfly Bushes from the Garden Club. She will confirm the process for getting Butterfly Bushes to residents.

RHC Next Steps:

- *Christine to provide more detail on the Butterfly Bushes and how the residents can get them.*
- *Holiday Home Tour committee to look into if a charity can be designated to receive the proceeds from the event. (Continued follow up)*
- *Board members to update to language to broaden scope of those who could be eligible to receive grant funds. (Continued follow up)*

- **Social Committee** - Kelley Cartrett-Phifer
 - Porch parties have been set for May 11th at the Goodwin’s 116 North, August 31st at the Dick’s 216 South, September 14th at the Bazin’s 29 Franklin, and October 19th at the Phifer’s 40 Franklin
 - Jamie asked what time the porch parties would start. Kelley would confirm.
 - Kelley provided details on a June 29th Cannon Ballers game. RHC would purchase the tickets to give to residents. The board suggested 40 tickets. Steve made a motion to purchase the tickets and Elena seconded the motion. Kelley would work with Jamie and Christine to promote the event to residents.
 - The Spring Yard sale was held on April 6th and 7 houses participated. Signs were distributed and picked up the week after.

RHC Next Steps:

- *Kelley to confirm Porch Party times.*
- *Jamie to update website with porch party information*
- *Kelley to work with Christine and Jamie on promotion of the Cannon Ballers night.*

- **RHC Website**
 - Jamie Sanderbeck reported there were no major updates.

RHC Next Steps:

- *Jamie to update website with events when confirmed.*

- **Social Media**
 - No update – Christine not in attendance
- **Adopt-A-Street**
 - The next litter sweep will be April 20th. Kelley will lead it with Chad being out of town.

6. New Business

- **RHC Branding and Merchandise**

- Steven Bullock shared the results of the feedback for a new RHC logo. It was motioned by Robin Dicka to adopt the new logo and seconded by Jamie Sanderbeck.
- Steven would like to share the new logo at the general session and then have the website updated. He would send the final logos to Jamie to update the website.
- Michelle asked for some thank you cards or stationary with the new logo to send notes to people who paid membership dues in previous years. Steve would look into it.

RHC Next Steps:

- *Steven to share logo files with Jamie for website update [Complete]*
- *Steven to suggest best approach for merchandise including items and qty. (Continued follow up)*
- *Steven to provide costs or info on and RHC Stationary*

- **100-year-old Homes Birthday Celebrations**

- Steven Bullock provided updates to his idea to celebrate homes turning 100. He and Jamie connected to compare data sources for the house ages. It was determined that the National Survey is the best source but if home owners wanted to celebrate based on information they had, the group would welcome it. There were 3 additional homes that would be eligible based on other data sources, such as Colorful Lights research.
- He will also order a sample flag now the logo has been approved, with the hopes of sharing it at the General Session meeting.

RHC Next Steps:

- *Steven to order a sample flag to share at General Session [Complete]*

- **RHC 2024 Holiday Tour of Homes**

- Kelley and Robin are continuing to reach out to homes. 2 more houses have committed so there are 3 on North side and 3 on the South side plus one Church and Flywheel.
- Jamie offered to share the homeowner contact info from Colorful Lights to help with reaching out to interested homes.
- Robin has been reaching out to potential sponsors but not getting any commitments. She suggested to lower the sponsor rate or not have sponsors and have RHC cover costs. See previous conversation notes.
- Michelle suggested doing an outside-only light tour in tandem with the Holiday Home tour because some people don't want to have people in their homes. It would be very similar to Colorful Lights but the homeowner would provide all lights. RHC could do signage and leverage the home history QR codes and research from the Colorful Lights tour. The Board liked this idea and Michelle to start to ask around if homeowners would be interested. If so, she would head up a separate Holiday Lights tour committee to coordinate that piece. Jamie offered to help as well.
- If the exterior tour happens, the trolley could drive by the homes but the trolley would be for ticket holders of the Holiday Home Tour only.

RHC Next Steps:

- *Committee to provide updates to the board during upcoming meetings.*
- *Jamie to share homeowner contact info from Colorful Lights [Complete]*
- *Michelle to ask homeowners if they would be interested in participating in an exterior only light tour. Feedback to be provided at next meeting.*

7. Conclusion of Meeting

- Meeting was adjourned at 8:51pm. Next meeting will be held Monday, May 13 at 7:00pm

Submitted by Jamie Sanderbeck, RHC Secretary, 5/3/2024. To be approved May 13, 2024