

Pi Kappa Alpha

Dodd Hall Board of Trustees Meeting October 25, 2008-Homecoming @ House

1. Call to Order/Welcome/Preamble-Terry Raulin
2. Secretary's Roll Call/Minutes (Sub) Roger Harris/Terry
3. Second Year Live-In Issue Update-Terry
4. Treasurer's Report/Housing Commitments 2009-2010-Steve Rohe
5. SMC Intro & Report-Ethan Basch
6. ThC Intro & Report-John Corrigan
7. Chapter Advisor Report-Bob Riebel
8. Old/Updated Business
 - *House GPA Improvement Update-Nick Delucio, Scholarship
 - *International Convention 2008 Update & Upcoming Seminars
 - *International Work Day 4/19/08 and Spring 2009
9. Misc. New Business
 - *Summer '08 Fund Raising Campaign \$6821
 - *Summer '08 House Improvements
 - *Tribute Ideas for Donna Churchman
 - *Next Pikes Peak Issue-November 2008
10. Next Meeting-February/March 2009
11. Closing-Ethan

Pi Kappa Alpha

Dodd Hall Board of Trustees Meeting Saturday, October 25, 2008 Pike House, 410 Church Street, Oxford

- 1.** President Terry Raulin called the meeting to order and the Preamble was recited.
- 2.** Secretary Roger Harris attended by telephone. Jon Hein acted as Assistant Secretary to take notes to assist the Secretary.
- 3.** Attendance: Eight Trustees attended: Terry Raulin, Roger Harris, Walter Frank, Gil Stevens, Dan Weinstein, Fred Szumlic, Jon Hein. Assistant Chapter Advisor, Joshua Francis, attended. The following Trustees were excused from attendance: Mike Grodhaus, Brian Pero, Bob Reibel, Vale Miller (?), Monty Murrah (?). Also, eight active brothers attended: (Roger / Terry will add names from attendance list)
- 4.** Updates since the last meeting:
 - A.** A draft of the next Pikes Peak was circulated for review. It should be printed and mailed in November.
 - B.** There was extensive discussion throughout the meeting about the “Second Year Live In” requirement and the “Wet Chapter” election, both in response to the University’s policies regarding alcohol consumption under age 21. Delta Gamma has elected to be a wet chapter for the 2008 -2009 year and the 2009-2010 year, both with various criteria set by Dodd Hall regarding policing alcohol use, academic improvement and house residence requirements. The active chapter must keep 30 actives in the house as one criteria, and 28 were in for the Fall Semester and 30 are expected in Spring Semester.
 - C.** Steve Rohe presented the Treasurer’s Report. Three sheets were distributed. The current cash flow is satisfactory, even with 2 fewer residents in Fall Semester. The reduced rent will reduce the amount of improvements for Summer, 2009. House rent is comparable to other off-campus options, and lower than university rents. Steve noted that past capital improvements and safety enhancements have reduced insurance costs. Also, Alumni contributions have supported capital improvements. Terry thanked Steve for his diligent efforts.
 - D.** Terry reported that a weekly cleaning service has been hired to perform light cleaning duties to the chapter room, foyer and restrooms (\$145 / week). Also, more extensive cleaning is performed monthly (\$220 / month). To assist with restroom cleanliness, automatic flushing systems were installed on urinals.
- 5.** SMC and ThC Reports.
See Addendum

A. Good attendance was reported at recent conferences. This should improve future leadership qualifications. Six pledges were initiated in Fall, 2008 and Delta Gamma is the 6th largest house at Miami. (Being a “wet” house may be a recruiting tool in the future since only approximately 5 houses on campus are “wet” houses.) The goal is to reach 90 to 100 quality members (about 25 per class). Overall, the attitude and morale of the actives is very positive, especially compared to 3 years ago. The Greek Week results were disappointing, but this may have been the result of no electricity for several days due to weather related damages. Additional details were contained in the SMC’s written report.

B. The ThC Report was given orally and in written form. All liabilities are paid except officer stipends. 90% of the actives’ dues are paid. Also, the 990 tax return is being prepared. (The consequences for past failures to file 990's are being resolved, according to Steve.)

6. Old Business

A. The Scholarship Guidelines for active members was reviewed, as distributed. The goal is to improve the house GPA above the current 2.87, which is on the low end of the campus average. A few members are bringing down the average. Accountability measures and incentive measures are built into the Guidelines. The last pledge class has a GPA of 3.06. A higher GPA for pledges should be expected. The active chapter is supportive of the goal, especially since it is part of the agreement with Dodd Hall to be a “wet” chapter.

B. Regarding further discussion on being a “wet” chapter, there was extensive discussion about the scrutiny the chapter will receive from the University. This will be an opportunity to set a higher standard and show responsible leadership on this issue, but also a liability if liquor violations occur. Terry recommended that written policies be prepared and distributed to the members and forwarded to the University. Dodd Hall is supportive of the active chapter’s desire to remain a “wet” house.

C. The International Work Day for Spring 2008 was completed, but alumni participation was weak. More advance notice may be helpful in 2009. A goal of 35 alumni was informally set - to meet Pike International’s expectations.

7. New Business

A. Ideas for capital improvements for Summer 2009 were discussed, including improvements to the bar room, the basement hallway, and the back (inside) stairway. The active brothers suggested that a fence along the alley would increase privacy and help with alcohol enforcement. No decisions were made. Additional suggests from the active chapter were encouraged.

B. The death of Donna Churchman was noted with much sorrow. Her endless encouragement for individual brothers and the entire fraternity was expressed. Encouraging alumni donations for a scholarship fund or other purpose was discussed, but no decision was made.

C. Joshua Francis indicated that members of his pledge class has discussed capital improvement for the house, possibly in the downstairs bar room. Terry encouraged them to proceed and to advise Dodd Hall of their intentions. Also, Terry acknowledged Joshua’s efforts as an assistant chapter advisor to help Bob Rieble.

The meeting adjourned at 12:20 p.m. The next meeting will be in February or March, 2009 with notice to be sent when the date is set.

Sheet1

Income & Expense Categories	2005-2006	2006-2007	2007-2008	Forecast2008/2009	Net Rent
Rent	\$ 88,500	\$ 85,100	\$ 133,600	149,500	
Lost rents Fall 2008+ Spring2009				-13,400	\$136,100
Property Insurance	\$ (10,300)	\$ (8,600)	\$ (5,100)	-8,600	
Property Taxes	\$ (8,500)	\$ (9,400)	\$ (9,500)	-9,500	
Mortgage payments	\$ (24,600)	\$ (24,600)	\$ (24,600)	-24,600	
House Payment Subtotal	\$ (43,400)	\$ (42,600)	\$ (39,200)	(\$42,700)	
HQ loan for Capital Campaign	\$ (1,200)	\$ (3,200)	\$ (7,500)	0	
Administrative/ Miscellaneous	\$ (180)	\$ (500)	\$ (2,200)	\$ (2,500)	
Major improvements	\$ (5,300)	\$ (3,600)	\$ (32,700)	-37,000	
Replacement reserves 10% of Rent	\$ -	\$ -			
Repairs and Maintenance	\$ (23,600)	\$ (18,800)	\$ (24,400)	-25,000	
Utilities: Gas, Water, Electric	\$ (23,300)	\$ (23,500)	\$ (29,150)	-30,000	
TWC Business Internet Access	\$ -	\$ -	\$ (3,250)	-3,300	
Alumni Donations-Alumni Expenses		*****	\$ (1,000)		
Total Expenses	\$ (96,980)	\$ (92,200)	\$ (139,400)		(\$140,500)
Net income	\$ (8,480)	\$ (7,100)	(\$5,800)		(\$4,400)
Expense per room (20 rooms)	\$ (5,273)	\$ (4,965)	\$ 6,970	\$7,025	
Rent per room	\$ 4,425	\$ 4,255	\$ 6,680	\$6,805	
Difference per room	\$ (848)	\$ (710)	\$ (290)	(\$220)	
Alumni Donations-Alumni Expenses		*****	\$ (1,000)		

Net Worth - As of 10/17/2008

As of 10/17/2008

10/17/2008

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Account	10/17/2008 Balance
ASSETS	
Cash and Bank Accounts	
DODD HALL-CHECKING	32,720.47
DODD HALL SAVINGS-SAVINGS	12,980.12
TOTAL Cash and Bank Accounts	45,700.59
Other Assets	
BUILDING IMPROVEMENTS-PKA HOUSE	188,392.89
FURNISHINGS-PKA HOUSE	17,850.88
LAND-PKA HOUSE	42,500.00
PKA BUILDING	751,277.00
TOTAL Other Assets	1,000,020.77
TOTAL ASSETS	1,045,721.36
LIABILITIES	
Other Liabilities	
Insurance Claim-Platinum Restoration	0.00
PKA BUILDING Loan-MORTGAGE	291,820.13
PKA National	0.00
TOTAL Other Liabilities	291,820.13
TOTAL LIABILITIES	291,820.13
OVERALL TOTAL	753,901.23

Income/Expense by Category

6/18/2008 through 12/31/2008

10/17/2008

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Category Description	6/18/2008- 6/30/2008	7/1/2008- 7/31/2008	8/1/2008- 8/31/2008	9/1/2008- 9/30/2008	10/1/2008- 10/31/2008	11/1/2008- 11/30/2008	12/1/2008- 12/31/2008	OVERALL TOTAL
INCOME								
PKA Alumni Deposits	0.00	720.00	0.00	6,651.00	900.00	0.00	0.00	8,271.00
PKA CHAPTER DEPOSITS	-600.00	-900.00	13,433.15	0.00	2,550.00	0.00	0.00	14,483.15
PKA CHAPTER RENT	0.00	19,450.00	38,100.00	2,750.00	0.00	0.00	0.00	60,300.00
PKA INTEREST EARNED-SAVINGS	3.13	7.81	4.39	6.07	0.00	0.00	0.00	21.40
FROM DODD HALL-CHECKING	0.00	0.00	0.00	9,000.00	0.00	0.00	0.00	9,000.00
FROM DODD HALL SAVINGS-SAVINGS	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	6,000.00
TOTAL INCOME	-596.87	25,277.81	51,537.54	18,407.07	3,450.00	0.00	0.00	98,075.55
EXPENSES								
PKA Alumni Expenses	0.00	2,085.48	3,408.53	722.97	129.95	0.00	0.00	6,346.93
PKA CAPITAL	0.00	0.00	1,806.00	0.00	0.00	0.00	0.00	1,806.00
PKA MISCELLANEOUS	0.00	918.29	0.00	0.00	0.00	0.00	0.00	918.29
PKA MORTGAGE INTEREST	0.00	2,046.88	2,046.88	2,046.88	2,046.88	0.00	0.00	8,187.52
PKA REAL ESTATE TAXES	0.00	4,755.61	0.00	0.00	0.00	0.00	0.00	4,755.61
PKA REPAIRS MAINTENANCE	4,562.34	785.00	0.00	1,522.58	262.50	0.00	0.00	7,132.42
PKA SERVICES	0.00	800.26	230.03	20.84	602.87	0.00	0.00	1,654.00
PKA UTILITIES-GAS ELEC WATER	2,662.43	752.93	760.33	1,665.14	2,192.73	0.00	0.00	8,033.56
Utilities-Water, Gas, Electric	0.00	377.29	538.49	0.00	0.00	0.00	0.00	915.78
TO DODD HALL-CHECKING	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	6,000.00
TO DODD HALL SAVINGS-SAVINGS	0.00	0.00	0.00	9,000.00	0.00	0.00	0.00	9,000.00
TO BUILDING IMPROVEMENTS-PKA HOU...	0.00	15,000.00	12,000.00	5,000.00	0.00	0.00	0.00	32,000.00
TOTAL EXPENSES	7,224.77	33,521.74	20,790.26	19,978.41	5,234.93	0.00	0.00	86,750.11
OVERALL TOTAL	-7,821.64	-8,243.93	30,747.28	-1,571.34	-1,784.93	0.00	0.00	11,325.44

PRESIDENT'S REPORT

The Delta Gamma Chapter of Pi Kappa Alpha is extremely excited about where the chapter is at its current state. We are now the 6th largest chapter on campus, and are competitive in all regards. The Delta Gamma Chapter has performed extremely well last semester, over the summer and thus far this semester. Here are a few highlights of the last 6-8 months.

- We sent 15 men to the Pike leadership summit in Chicago Illinois. We finished third in most men sent. Northwestern and Northern Illinois were the two chapters who sent more, both of which were located in the Chicago area.
- We sent 5 men to the national convention. This was the first time in over a decade that more than 2-3 brothers made the trip. It was truly a wonderful learning and bonding experience for all of us. At the convention we were recognized for 100% chapter membership to the phi phi K A club (educational foundation) and our successful work day. Our top award was given to us for having a rush class that is larger enough to be more than 50% of our house and over 20 members. This is the top award for rush, excluding the top recruitment award, which Florida State won (74 signed men).
- We signed 6 men for the fall, which is above the campus average for supplemental classes. They are a diverse and motivated group of guys, who we plan to see a lot out of when they go active.
- Greek week was both sweet and sour. We had an upsetting 7th place finish that was due mainly to lack of communication. The reason for this was that we were one of two fraternities who were still out of power after Tuesday, and we couldn't coordinate events like blood drive. However, our football team upset Theta Chi, who was favored to win the event, on a fourth down stop to end the game. Our Basketball team finished 5th. Our puddle pull team knocked off Kappa Alpha Order in the first round; they have won puddle pull at least 3 out of the last 4 years. We finished 3rd in the event. We won dodgeball and broomball
- On the recruitment side, we have generated more than 200 named thus far this year. Andrew has probably doubled where I was last year around this time. In our connections with freshman, they have expressed much interest in living in the dorms in order to join our house. We are currently working on getting the incoming class a friendship corridor in Swing Hall, which is right across the street.
- We have raised a little more than \$2000 so far this year. This money has gone toward new sports equipment, and the transportation of the new pool table from Chicago (the table was a donation). We are discussing what to do with the extra money.
- The Twister Tournament raised around \$1000 for Cancer Free Kids while having more than 100 participants. We are currently working on a philanthropy for 2nd semester.
- Our officer changes will now go on the calendar year instead of the school year.