

**Fourth & Hope**  
**Board of Trustees Meeting**  
**April 25, 2023 at 6:00 p.m. – by Zoom**  
**Board President Nick Roncoroni, presiding**  
**Minutes**

**Board Members Present:** Nick Roncoroni, Scott Mansell, Catherine Portman, Brad Miller, Nancy Lofton, Bruce Watts

**Staff, Consultants, Community:** Doug Zeck, Jr. Executive Director, Brad Parsons, Dawn Brown

**Regular Meeting Called to Order:** At 6:00 by Nick Roncoroni, and Nick gave the opening prayer.

**Agenda Approval:** A motion to approve the agenda was made by Brad Miller and seconded by Nancy Lofton. The vote was unanimous in favor of approval.

**Approval of Minutes from Prior Meeting:** A motion to approve the Minutes from the March 28, 2023 Board Meeting was made by Nancy Lofton and seconded by Brad Miller. The vote was unanimous in favor of approval.

**Financial Report:** Brad Parsons reviewed the financial statements through March 31, 2023. We finished March with a net loss of (\$14,887) vs. a budgeted net loss of (\$4,512). For the 9 months ending March 31, 2023, we show \$3,570,627 in revenues minus \$2,979,031 in expenses, resulting in positive net income of \$591,596, compared to our YTD budgeted net income of \$78,187. Last year for the same period we had positive net income of \$176,379. Total donations are at \$205,174 vs. \$164,244 last year, and a budget goal of \$235,000 for the entire year. Total cash decreased by (\$160,425) during the month of March. We are up \$31,703 vs. last year at this time and down (\$261,423) since the beginning of this fiscal year. Total outstanding receivables increased by \$103,936 during the month of March. We are up \$195,783 vs. last year at this time. A motion to approve the financial report for March 31st was made by Scott Mansell and seconded by Brad Miller. The vote was unanimous in favor of approval.

**Executive Director's Report:** Doug reported that the shelter is operating near capacity. Of the 60 Men's beds, 58-59 are occupied. Of the 40 women's beds, 30 are occupied. He also discussed the need to clean up some behavior at the shelter including drug and alcohol use. He reported that we have contracted with a security service to begin in mid-May. They will patrol 40 hours per week, Wednesday through Sunday from 11:00 p.m. to 7:30 a.m. Doug also mentioned the ongoing problems with the bathroom trailers, and stated he is pushing to get the rest of the shelter built.

Doug also reported that the Treatment is averaging 35 clients. The 29 units of Permanent Supportive Housing at the East Beamer Campus are almost full, and we have 21 individuals in the Sober Living Environment at 814 Court St.

**New Business:** No New Business was discussed.

**Old Business:** No Old Business was discussed.

**Committee Reports:**

**Finance Committee:** Scott Mansell reported that the Finance Committee met before the Board Meeting and reviewed the March 31, 2023 Financial Statements with Brad.

**Development Committee:** Dawn Brown gave an update on Donations, and reported on several that have come in prior to the Big Day of Giving. She reported that Doug had approved a full-page ad in the Daily

Democrat for the BDOG, and that there will be 4-6 tours of the East Beamer Campus during the event. Dawn also encouraged Board Members to look over the list of businesses on the Google Drive, and look for potential donors.

**Executive Committee:** Did not meet

**Adjournment:** A motion was made by Catherine Portman and seconded by Scott Mansell to adjourn the meeting. The vote was unanimous in favor of adjournment, and Doug gave the closing prayer.

Taken by Scott Mansell,  
Interim Secretary