

**The Corporation of Alpha Zeta Delta of Chi Psi**  
**Board Meeting – December 12, 2020**

Meeting called to Order at 2:00 p.m.

**I. Attendance:** Paul Parks, Jeremy Doser, Matt Hess, Bill Novak, Colin Johnson, Noah Jon (#1), Steven Hong (#4), Todd Fouts, Neal Rushforth, Matt Murphy

Quorum present.

**II. Reading of the Minutes**

Motion to dispense with the reading of the minutes – Novak.

Second – Hess.

Motion passes.

**III. Alpha Report**

**#1 - Noah Jon**

Not 100% confirmed, but so far 25 most likely to live in. We have 21-22 are solid, and maybe 4-5 more. Guys like the option of 2-year contracts. Private Certified Housing language for 2022-23 needs to be added if we stay certified housing.

Todd suggests a different version of the contract that he drafted which will automatically renew, and gave that to Evan. Noah will discuss with the Alpha.

Once finals end, Noah will follow up on contracts.

Steven – question about whether there are penalties to break contracts?

Hess – the penalty is you pay the full price of the contract. Alpha may consider extreme circumstances on a case-by-case basis, but there cannot be an expectation among the brothers that someone can simply break a contract. These contracts are binding.

We had 4 pledges this semester. One pledge was dropped because his values did not align with Chi Psi. Rush was both virtual and in-person.

For comparison, Delta Chi, which normally has 30 pledges/semester, only had 18 this Fall. Rush was down campus-wide by about half.

Initiation will be on 1/23. Will be small, guests or alumni are not invited because of COVID-19

Philanthropy with AOP went well. Adam Zheng is passionate about philanthropy and is doing a great job.

Non-exec elections were held. Sustainability chair added as a position.

3 positions not filled – brotherhood, social and kitchen steward. Brotherhood will be filled by current pledge, social chair will probably be vacant this semester.

No COVID cases this semester.

Adam Berrera left the fraternity because of financial reasons. His mother emailed the CO. He did not reach out to anyone on the exec board. The Alpha was encouraged to reach out to determine whether he is interested in being placed on alumni status or whether he wishes to be completely deactivated.

This semester, students are required to come back at least a week before classes to quarantine for COVID.

#### **#4 - Steven Hong**

Debt to CO had a late fee added, agreement was \$10,526. About \$1,050/semester. Alumni board will pay 25%.

Proposal: thinking of paying off \$1,500 because we have extra money that we are not using because of COVID. Before moving forward, a meeting will need to be conducted with Alumni treasurer and exec board to discuss rent payments. There is an outstanding debt to the Corp that needs to be considered as well.

Food service transitioned. New meal plan, there is a \$2,000 deficit per semester per brother. Discussion was had re: budgeting.

26 brothers expected to live in next year.

### **IV. Alumni Corporation Report**

#### **President - Paul Parks**

Zoom call with new undergrad board was held. New undergrad exec is impressive, eager to work with us. They have done well promoting the idea that everyone needs to sign contracts to live in.

Pop did an after-action report with incoming and outgoing Rush chairs. 2-week shutdown during Rush due to COVID really hurt, but the guys did a great job.

Alpha Visitor John Jackson was very pleased with undergrads. Close brotherhood, very good guys. Suggestion was that academic standards be raised, although CO was happy with where their grades were.

New methods of operational income – monthly payment option for dues/donations.

Undergrads voted to withdraw from certified housing. Alumni Master Lease requires undergrads to maintain certified housing status, which essentially allows us to take advantage of the reciprocal agreement.

Motion to allow withdrawal from certified housing – B. Novak  
Second – M. Hess  
Motion passes unanimously.

## V. Committee Reports

### Scholarship - Matt Hess

Buell scholarships paid. Grant from Trust this year was \$4,760. Going forward, we will only be awarded grants based off the interest that is earned on the money in our fund with the Educational Trust. Until our fund with the Trust is replenished, the Corporation will need to self-fund its scholarships.

Grant Agreement with Trust was amended to allow room #3 to be used as a bedroom.

Buell applications going out to high schools in January.

### Fundraising - Matt Murphy

Goal with charges is to run everything through the website and the new Neon platform, and automate everything we can. Neon is going to allow us to track donations much more effectively

Next steps for getting Neon up and running – trying to update with old donations. Neon academy, class leaders should be trained to use the Neon system.

### Capital Campaign - Paul Parks

Small donations coming in. Campaign meeting to be held January 23.

### **Property - Neal Rushforth**

Pop, Randy, Chip, Paden Thomas, and Neal will form the committee, meeting to be held in near future.

Building is almost completely furnished with appropriate furniture. All systems have been inspected and in good shape. Next major purchase will be a roof in probably 3-5 years. HVAC system is a beast, lots of things go wrong every semester. Lots of parts, lots of small things to be fixed. New boilers overflow tank being installed this month. Maintenance plan being developed. Weekly cleaning service, annual deep cleaning. Also, month-by-month to replace and clean filters, etc. Solid plan that has been working so far. Place looks great.

A new roof will likely cost \$30,000 - \$35,000. If we want to do the gutters too, that would be more.

Jeremy Doser Alumni Suite being renovated because a leaking toilet ruined the ceiling. Jon Lester will be moving in next semester as Alumni Advisor. Wood floor being re-done.

Work weekend being scheduled last weekend of July, at which time inventory will be updated.

### **R&T - Todd Fouts**

There was a wall taken down in the basement. It is still in 2 pieces.

Decision needs to be made on what to do upstairs. Permit may need to be modified. Details discussed.

### **Alpha Relations - Colin Johnson**

Goal to bring alumni closer to undergrads and vice versa. Mentoring is something that drives a tremendous amount of value. Some ideas for the role also include resume workshops, a LinkedIn workshop, interviewing 101/etiquette, mock interviews, investing/401k's, etc.

Suggestion for trivia online events for recruitment.

### **Events - Jeremy Doser**

Zoom events are basically it. Trivia is a good idea for alumni as well. Was also experimenting with card game sites, euchre or poker, etc.

St. Andrews still has our \$250 deposit from last Founders Day, it will just carry over to whenever we can have the event again.

When can we get back to normal? Summer golf tournament? Homecoming 2021?

Parthenon – Matt needs articles

## **VI. Old Business**

Undergraduate live-in numbers/contracts – see above.

## **VII. New Business**

First Financial/Mortgage – potential for refinancing mortgage in January

Alumni Board Management Retreat date – hopefully January?

Tech Committee to be formed?

Meeting adjourned at 4:00 p.m.