

## 1.2 BOARD OF DIRECTORS

1.1.1 Any Nickel City member who wishes to be a board member will meet for a first board meeting set during the week of Sunday May 18th. Any member who demonstrates his or her intention to be a board member gains voting rights and a six month term by appearing at this first board meeting. At the end of the six month term another board meeting will be called at which time any member who wishes to participate on the board will again be eligible to attend and acquire voting rights. *(Adopted 5/18/2008)*

### 1.1.2 **Board Structure: Size & Tenure** *(Adopted 11/6/2008)*

1.1.2.1 The Board of Directors of the Nickel City Housing Corporation shall consist of three members from each house, delegated at the discretion of each house, plus any member who wishes to self-elect.

~~1.1.2.2 Board positions are nine month terms. A schedule will be set to stagger those positions.~~

1.1.2.3 The NASCO Properties Representative will be elected at the Annual Meeting of the Members in February of each year, along with the other Directors of the Board. *(Adopted 10/21/2012)*

1.1.3 **Meetings per month.** We reduce the number of Board meetings per month to one and make it earlier in the day on a Saturday. *(Adopted 11/20/2008)*

1.1.4 **Quorum.** Quorum is set at 50%+1 of the entire organization with at least one representative from each house. The board may act without quorum, but said action must be approved by the next General Assembly that makes quorum. *(Adopted 2/18/2007)*

1.1.5 **Board Meeting Minutes.** Board meeting minutes will be made available to the full membership after they are approved. *(Adopted 12/15/2014)*

### 1.1.6 **Consent Agenda** *(Adopted 3/11/2013)*

1.1.6.1 **Definition.** The Board may use a Consent Agenda, which is a bulk voting on easy items that no one objects to. We can pull things out that we want to discuss further. This may be used especially for approval of Payment Plans for small amounts of rent debt (1 month or less).

1.1.6.2 **Example.** Next board meeting, the agenda includes a small amount of rent debt for a few people. Everyone has a chance to look over the Payment Plans ahead of time. If no one objects at the start of the meeting, we would just vote to approve all Payment Plans as a slate.

1.1.7 **Powers regarding rent debt policy.** All rent debt policies need to be voted on at the board level. *(Adopted 2/24/2013)*

## 1.2 GENERAL ASSEMBLIES

1.2.1 The General Assembly is endowed with supreme decision-making authority of Nickel City Housing Corporation. We will use this as a framework for practice, and continue to research legal ramifications. *(Adopted 5/27/2012)*

### 1.2.2 General Assembly Meetings

1.2.2.1 **Meeting time.** General Assembly meetings will be held on the third Sunday of the month, each quarter, from 10:00 AM to 2:00 PM. *(Adopted 2/9/2014)*

1.2.2.2 **Special Meetings.** Special Meetings may be held with 24-hour notice under emergency circumstances, such as when the organization is threatened by time-sensitive issues that affect the health, safety, or continuance of the organization. *(Adopted 5/27/2012)*

1.2.2.3 **Voting.** We will use 2/3 positive to pass proposals. Stand asides do not contribute to a block. 1 block will allow a proposal to pass, 2 blocks will block a proposal. *(Adopted 5/18/2008)*

1.2.2.4 **Absent member votes.** Votes cast by members not in attendance will not be counted unless otherwise specified. Members not in attendance can send in their opinions. *(Adopted 2/18/2007)*

### 1.2.3 General Assembly Attendance *(Adopted by GA 8/21/2016)*

1.2.3.1 General Assemblies shall be considered mandatory for all Nickel City Housing Corporation members with the following accepted reasons for absence:

- A. Work-related obligations
- B. Anything relating to the member's immediate physical or mental health
- C. Religious observance/worship
- D. School related obligations
- E. Family events

1.2.3.2 If not able to attend a General Assembly the member must communicate that they will be absent to the members of their house unless they are physically unable to. This can be done in any way the member is able but in a house meeting is preferred.

1.2.3.3 Failure to do the above shall result in a Member Review being conducted at the house level.

1.2.3.4 For the purposes of this policy “attendance” shall mean the member is present for as much of the meeting as they are able. *(Example: Regina George attends the beginning of the General Assembly. She stays for the voting items before excusing herself because she is feeling unwell. Cady Harrington misses the beginning of the General Assembly but does join it once she is able. They have both attended the General Assembly.)*

### 1.3 COMMITTEES OF THE CORPORATION

1.3.1 **Treasury Committee.** The Board empowers the Treasury Committee to set this year’s Rent Budget for the entire organization. *(Adopted 9/25/2008)*

1.3.2 **Maintenance Committee.** There is no current committee, but House and Organizational Maintenance Coordinators are encouraged to meet to coordinate their responsibilities. *(Adopted 4/15/2013)*

1.3.3 **Policy Committee.** A Policy Committee is formed. [This Committee’s meeting minutes can be found here.](#) *(Adopted 11/15/2015)*

1.3.3.1 **Purpose.** The purpose of the Policy Committee is to:

- A. catalogue and keep accessible the organization’s policies, and house-specific policies;
- B. draft policies that are desired by the board or the full membership; and
- C. research cooperative policy and propose new policies for the organization to consider adopting.

1.3.3.2 The Chair of the Policy Committee may be the Clerk of the Board of Directors, or the Clerk’s designee.

1.3.4 **Education Committee.** An Education Committee is established to aid the organization’s 2016 summer intern to assemble curricula for quarterly educational workshops and curricula for vibes activities, and to maintain these curricula via the NCHC Wiki. *(Adopted 5/22/2016)*

### 1.4 COMMITTEES OF THE BOARD

1.4.1 There are currently no Committees of the Board.

### 1.5 ORGANIZATIONAL COORDINATOR POSITIONS

1.5.1 **Organizational Maintenance Coordinator** *(Adopted by Board 7/7/2009)*

1.5.1.1 Have one person coordinating the major maintenance projects between the houses. It is a lot of work to expect someone to do this at the same time as minor maintenance. This position will handle the projects and also the reimbursements & monetary bits.

1.5.1.2 This person should be elected from general membership, and it will be a Board Director position.

**1.5.2 Organizational Membership Coordinator** *(Adopted by Board 1/13/2016)*

1.5.2.1 An Organizational Membership Coordinator role is established by board vote. This will be a board position and the board will elect this role.

**1.5.3 Organizational Education Coordinator** *(Adopted by Board 3/9/2017)*

1.5.3.1 An Organizational Education Coordinator role is established by board vote, to manage the ongoing quarterly workshop schedule, and coordinate with facilitators to ensure that the workshops happen.