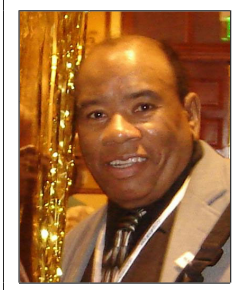




MAHC MESSENGER

A Letter from the President



LOOK FOR THESE NEW FEATURES:

- Dear Co-op Counselor
- Cooperative Dos and Don'ts
- Robert Rules

Dear Members and Associates;

Over the years MAHC has contributed to the cooperative movement in so many ways. First MAHC is the leading organization, run by its own cooperative members. MAHC encourages cooperatives large and small to join forces to improve and preserve the cooperative lifestyle for all. MAHC's focus on education has been instrumental in cementing the future of our way of life, bringing young cooperators into the fold is a primary focus. While education may not have physical properties, the lack of it is readily apparent. An uneducated board has no idea of their responsibilities to themselves or their membership. We teach individuals to live with imagination to see their likenesses and understand their differences by building dreams with foundations. In summary, the answer to the question is; MAHC has consistently and continually contributed knowledge, wisdom, hope, time, travel, and yes money to create leaders for tomorrow.

We have had some incredible ground breaking events, for example the action of our education committee. They are second to none. They give us the power to help cooperatives in need of training. They continually strive to improve the classroom experience. Our education committee operates on donations from our general membership and our wonderful and very generous professional members.

INSIDE THIS ISSUE:

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Our achievements are many, especially over such a long span of time. Organizations do not celebrate 50th anniversaries unless they are doing many things right! Are we perfect? No. Do we strive to improve everyday? You bet we do, we can always do better. The awareness we have raised, the support our membership provides to fellow cooperators is exceptional. Many times that support among members has actually helped to save associations from risky procedures. Additionally, our much lauded certification programs have raised the bar in cooperative education.

I see MAHC moving forward to meet new challenges in our ever globalizing world. We must understand economic conditions that will challenge the very existence of our unique style of living. MAHC must work to reach those who have never made themselves part of this organization, and there are many. We cannot become complacent as to where we are today, because tranquility can be a dangerous state. It can lead to complacency. We must continue to outreach to those still in the dark to shed light on the acres of uninformed Cooperatives. We never will experience the satisfaction of rest, yes, we are good but we can be much better.

Come and join MAHC at Planet Hollywood in June to celebrate the legacy we have forged for 50 YEARS! Join us to give thanks for those who came before us, whose shoulders we stand upon today, whose footprints we walk in. Help us prepare for the next 50 years by continuing to blaze a trail of education and enlightenment which will empower our future generations and preserve our Cooperative heritage. I am still a dreamer, I know we have accomplished much but I know our best days are still ahead####

RANDALL PENTIUK, ESQ.
EDITOR-IN-CHIEF

In Peace and Love - Bill Magee, ARM, CCD, IAP, NAP

To date, MAHC is still headquartered in Michigan and enjoys 108 active Co-operatives as well as 27 professional members.



"A spirited campaign resulted in the majority of the board becoming housing cooperators."

The MAHC Story

By Carolyn Jackson

In early 1964, the Foundation for the Cooperative Housing (FCH) became heavily involved in the functionalities of the Michigan Association of Housing Cooperatives. Subsequently, securing and maintaining membership was made easier by FCH's decision to build Association dues directly into the initial budget of the new cooperatives.

The first few years were dominated by FCH's involvement. However, in 1971, the landscape was changes through the efforts of various co-op boards. A spirited campaign resulted in the majority of the boarding becoming housing cooperatives. The Michigan Association also began publishing a Bi-monthly newsletter in 1971.



In 1973, the Association broadened its scope, changed its name to the Midwest Association of Housing Cooperatives and welcomed Eden Green Cooperative from Chicago, Illinois, as a new member. Its Board of Directors was made up of 15 housing cooperators (or 12 housing cooperators with 3 professional positions).

In April 1974, MAHC leaders went to Washington, D.C. to take part in the National Conference on Cooperative Housing—which was developed by the U.S. Department of Housing and Urban Development (HUD), the National Association of Housing Cooperatives (NAHC) and the Organization for Applied Science in Society (OASIS). The Meeting encouraged all programs in cooperative housing to present a slate of current problems for possible problem solving and solutions.

The Ford Foundation (which had provided a grant to reimburse conference participants for their expenses) asked MAHC and OASIS to develop a proposal based on the conference resolutions. This led to three years of Ford Foundation funding for the development of MAHC as an education and resource center for housing cooperatives. With the assistance of the Ford Foundation, HUD supplemented the first-year funding on a contract basis. To accomplish the work called for in the contract, MAHC established task forces:

handbook, discount purchasing, training and management evaluation. The groups met regularly and completed the contracted projects on schedule.

Continued on page 3

The MAHC Continued...

The first year of work resulted in the development of:

- A first draft of the handbook.
- A report on items and services which could be used in centralized purchasing system.
- A course in financial management for cooperatives.
- A course in evaluating the management of cooperative.

MAHC Board of Directors 2012-2013

<u>Position</u>	<u>Name</u>	<u>State</u>
President	William Magee	Chicago, IL
Vice President	David Rudicil	Riverview, MI
Secretary-St. V.P. IL	Richard Berendson	St. Charles, IL
Treasurer	Blaine Honeycutt	Taylor, MI
State Vice President-Michigan	Randall Pentiuk	Wyandotte, MI
State Vice President-Kansas	Brenda McElhaney	Lawrence, Kansas
State Vice President-IN-KY	Jennifer Rhodes	Indianapolis, IN
Board Member	Marlene Dau	Chicago, IL
Board Member	Nikita Frederick	Romulus, MI
Board Member	Anne Howard	Park Forest, IL
Board Member	Thomas Hutch	North Chicago, IL
Board Member	Karen Mitchell	Indianapolis, IN
Board Member	James Pierson	Detroit, MI
Board Member	Cyndy Phillips	Ferndale, MI
Board Member	Esther Thomas	Bingham Farms, MI
MAHC Office Manager	Carolyn Jackson	Romulus, MI
MAHC Office	Amy Stubblebine	Romulus, MI

Did You Know?



The co-op member is usually considered a homeowner and, as such, can deduct his or her share of the real estate taxes and mortgage interest paid by the cooperative.

Dear Co-op Counselor; HELP!

Dear Counselor; Can you help me with a issue our cooperative is having with confidentiality? How do you hold a board member accountable when you know that they are discussing cooperative business with others whom should not be subject to privileged information?

Signed: Passionate about Privacy

Dear PAP:

Many Co-ops solve this problem by requiring Directors to sign confidentiality agreements and if breached, they must resign and in some instances terminate their membership. This may require an amendment to the Bylaws. Absent that, it may be necessary for the Board to adopt a resolution of censorship and distribute it to the Membership so as to inform them of the infraction. In most cases, the Board cannot remove a Director so by informing the Membership, it sets the stage for calling a special meeting of the Members to consider removal. Other options include the extreme measure of simply refusing to allow the offending Director to have access to confidential information or participating in closed session, or seeking judicial redress on the theory of breach of fiduciary responsibility. Since these are all fact-specific situations, you should consult with your Co-op Attorney to determine which strategy is best given your circumstances.

Respectfully,

If you are interested in submitting a question (regarding legal policy and procedure) to the Co-op Counselor, please submit your question via email to MAHCeditor@gmail.com, insert the words "Co-op Counselor" in the subject line. If you would like to mail your question please send it to Penttiuk, Couvreur & Kobiljak, P.C., 2915 Biddle Suite 200, Wyandotte, MI 48192 Attention: "Co-op Counselor". While we will do our best to respond to your question please understand that submission of your question to this forum is no guarantee that you will get a published response.



Disclaimer: While we hope this information is helpful in answering some of your questions, please be advised that the answers provided here are for "general" informational purposes only. This information should not be construed as "legal advice" either to the individual or the Co-operative that they represent, the use of this forum does not create an attorney-client relationship between the user/reader and Mr. Penttiuk or his law firm, Penttiuk, Couvreur and Kobiljak, P.C.

For specific legal advice and personalized assistance with regard to your particular issue or problem you should contact a professional cooperative attorney.

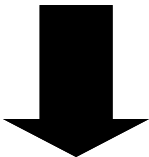


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If you are interested in advertising in the MAHC Messenger please notify Cyntheia Pentiuk via email at: MAHCeditor@gmail.com. If you advertised last year and haven't renewed your AD, please email us.

An Interview with Harriette L. Woodards

She's been here longer than anyone...



Harriette Woodards joined MAHC as a board member from Fountain Court Consumers Cooperative back in 1976 before the organization had had a chance to grow. We tracked her down for an interview which was a very difficult task since she is one very busy lady. Here is what we learned:

MM: What attracted you to MAHC?

HW: *I wanted to be one of the members of the board to see MAHC rise and go forward with more education and guidelines. It was a great thing while we were under HUD because quality housing was made affordable to the people. With the progress to Market Rate the landscape has changed quite a bit.*

MM: What are the greatest achievement of MAHC over the years?

HW: *The fact that we have been able to branch out and expand our conference boundaries. There was a time when our conferences and conventions were stationed only in the Midwest.; Michigan, Ohio, Kentucky, Illinois, Indiana...etc. Now we travel across the country to places like California and Nevada. Our first convention out of the Midwest region was to the Luxor Hotel in Las Vegas!*

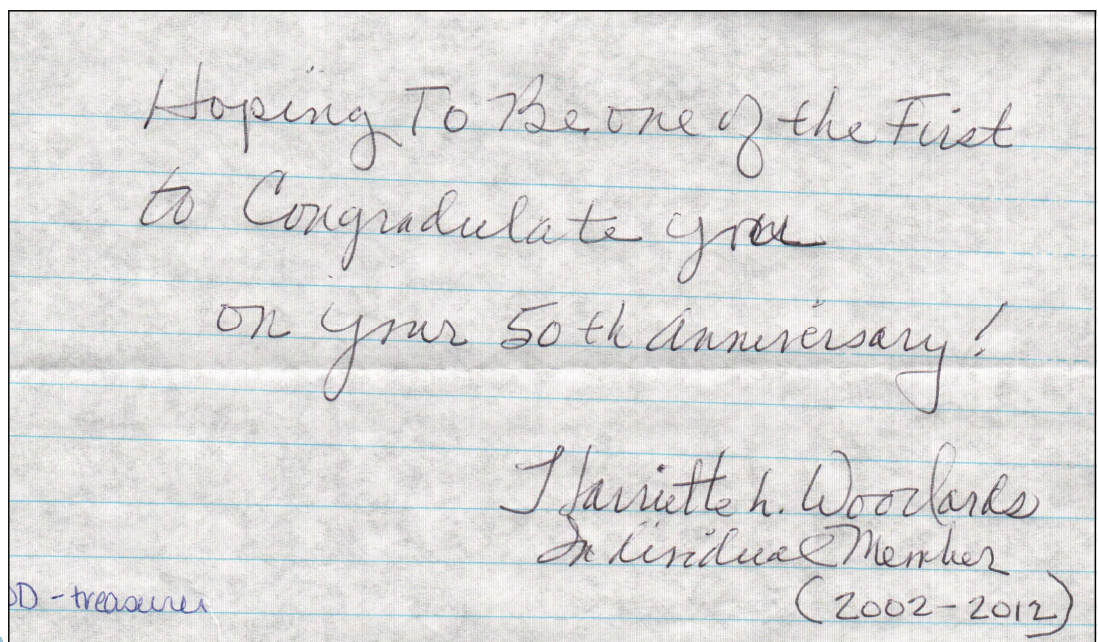
MM: As MAHC has evolved over the years, do you see changes that may have a not so great impact?

HW: *Modern Technology; internet, email...etc. while great for efficiency seems to pull us away from the personal touch that MAHC has always possessed. That personal touch is what the housing cooperative movement is all about.*

MM: Where would you like to see MAHC go in the future?

HW: *My dream has always been to see MAHC go to Washington. Not just for a conference. But to be positioned there like National. I would like to see MAHC there not just representing the Midwest region but all states across the country.*

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is a beginning;
keeping together is
progress; working
together is
success."
Henry Ford**





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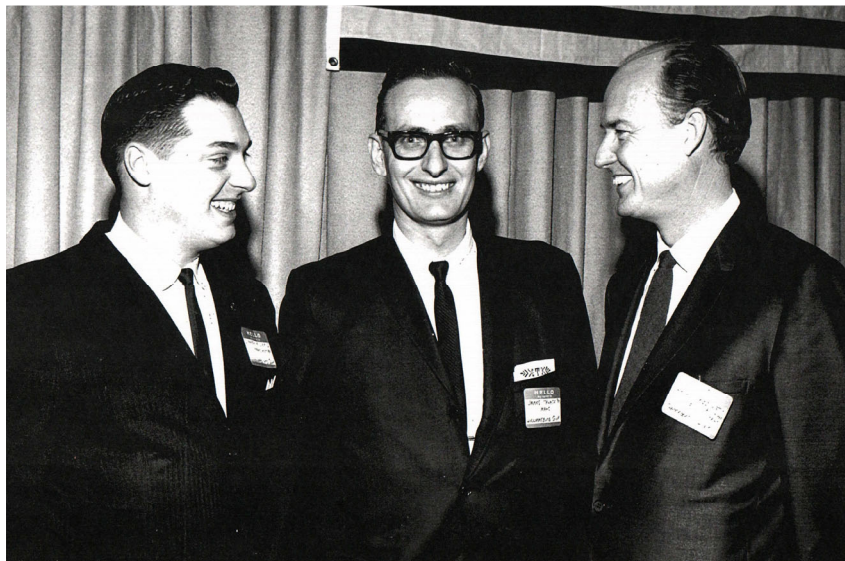
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The State of Michigan
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Lansing, Michigan
To All To Whom These Presents Shall Come:
I, Richard L. Helmreich, Director, Michigan Department of Commerce
Do hereby Certify That the Annexed Copy of
Articles of Incorporation and Amendments of MIDWEST ASSOCIATION OF HOUSING
COOPERATIVES, INC.
has been compared by me with the record on file in this Department and that the same is
a true copy thereof, and the whole of such record.
In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department
in the City of Lansing, this 5th day
of October, 1963.
Richard L. Helmreich
Director

We, the incorporators, sign our names this 5th day of
December, 1963.

<u>Wendell G. Addington</u> WENDELL G. ADDINGTON	<u>John L. McCarron</u> JOHN L. MCCARRON
<u>Stuart Bartlett</u> STUART BARTLETT	<u>C. March Miller</u> C. MARCH MILLER
<u>Richard E. Droesch</u> RICHARD E. DROESCH	<u>David Page</u> DAVID PAGE
<u>Dr. Samuel D. Harris</u> DR. SAMUEL D. HARRIS	<u>Antoine E. Pierce</u> ANTOINE E. PIERCE
<u>Albert Hartley</u> ALBERT HARTLEY	<u>Percival R. Piper</u> PERCIVAL R. PIPER
<u>A. Albert Johnson</u> A. ALBERT JOHNSON	<u>Maurice Shepherd</u> MAURICE SHEPHERD
<u>Floyd G. Lusk</u> FLOYD G. LUSK	<u>James Tahash</u> JAMES TAHASH
<u>Alphonse Markowski</u> ALPHONSE MARKOWSKI	<u>Joel Welty</u> JOEL WELTY
<u>William L. Martens</u> WILLIAM L. MARTENS	



STATE OF MICHIGAN }
COUNTY OF WAYNE } SS.

On this 5th day of December, 1963, before me personally
appeared Wendell G. Addington, Stuart Bartlett, Richard E.
Droesch, Dr. Samuel D. Harris, Albert Hartley, A. Albert
Johnson, Floyd G. Lusk, Alphonse Markowski, William L. Martens,
John L. McCarron, C. March Miller, David Page, Antoine E. Pierce,
Percival R. Piper, Maurice Shepherd, James Tahash and Joel Welty,
to me known to be the persons described in and who executed the
foregoing instrument, and acknowledged that they executed the
same as their free act and deed.

Helen M. Gaby
Helen M. Gaby
Notary Public, Wayne County, Michigan
My Commission Expires: 8-5-67

The purpose or purposes for which the corporation is formed are as follows:



"To establish standards for the operation of housing co-operatives which will assure maximum long-term benefits to their owner-occupants..."

"To develop programs and services to benefit, strengthen and improve its member organizations and other housing cooperatives..."



"To promote the development of other self-help activities among the members of housing cooperatives..."





"To act as a clearing house for the exchange of information between housing cooperatives..."

"To formulate programs in the common interest of consumers in housing matters..."

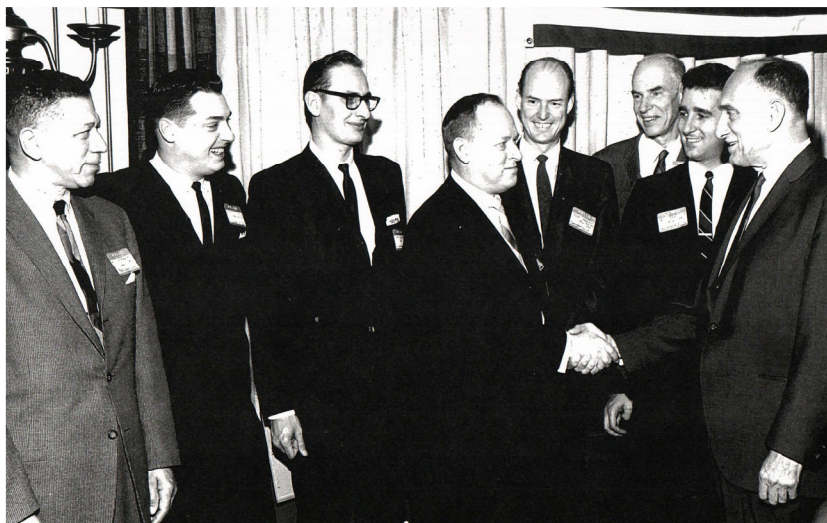


"To speak and act in the name of and on behalf of its member organizations and for their mutual aid on matters affecting their common interests as housing cooperatives..."



"To advance the cooperative movement as a means of providing housing for consumers and to assure that cooperative housing makes the maximum contribution to the overall problem of housing, slum clearance and urban redevelopment..."

"To promote through research, education, forums, sponsorship, and other appropriate means the development of housing cooperatives..."



"To enter into any kind of activity and to perform and carry out contracts of any kind necessary to or in conjunction with, or incidental to the accomplishment of non-profit purposes of the corporation..."

Flashback Pictures...





ROBERT RULES!

He rules! Even if we don't have a clue who he is?...

Second that Motion!

Your meeting is not over until a motion is made and seconded! This part of your meeting is not debatable...



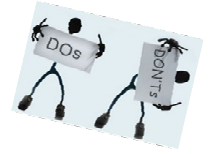
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#

1. False teeth (these are found a lot, one pair was returned to the owner , he still wanted them)
2. Fish– goldfish yes but a 2.5 lb trout? Nope the plumber didn't throw it back!
3. A Mop Head– Don't flush your string mop head, it's real messy.
4. Bedspread– Yep an entire bedspread, beats washing it. Not really.
5. Snakes—And not the plumbing kind! More like a 7 foot boa constrictor oh and a 2.4 foot rattlesnake
6. Men's Briefs—Not one pair but one owner decided to flush 14 of them. Beats washing them? I don't think so!
7. Six-pack of beer– Now what's that about?
8. A badger—He was alive and well.



Cooperative

Dos & Don'ts



Do—Make sure your manager allows the board access to ALL co-op records.

Don't —Allow your co-op manager to make decisions contrary to the board's written policy.

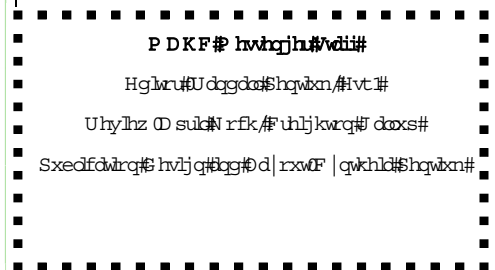


MAHC Messenger

We welcome your article contributions of 500 words or less. Please feel free to forward them to the editor at the address listed below. If you are a Management Company and would like to contribute to the "Cooperative Dos and Don'ts" section of the MAHC Messenger please submit your suggestions to MAHCeditor@gmail.com.

If you are interested in placing an ad in the MAHC Messenger, please contact the editor at MAHCeditor@gmail.com

The views and opinions expressed here-in are those of the author(s) and contributors and should not necessarily be reflected as those of the Midwest Association of Housing Cooperatives. The purpose of this publication is to serve as informational only and not to engage in disbursement of legal advice. If you require legal assistance please consult an attorney. If you have questions or com-



MAHC Is Going **GREEN!!** (at least we're going to try)

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Class Schedules and Workshops

Saturday June 1

- CCM Program 8 AM– 5 PM
- CCD Program 8 AM– 5 PM

Wednesday June 5

- Morning Workshops
- Annual Luncheon
- Annual Meeting

- Applicant Screening
- Are you sitting or serving?
- Club Zero
- Co-op Law
- Curb Appeal
- Diversity is not a bad word
- Documents

Sunday June 2

- CCM Program continue 8 AM– 1 PM
- CCD Program continue 8 AM– 1 PM
- New Board Training 1 PM– 5 PM
- Registration 3 PM– 7 PM
- Welcome Reception 7 PM– 9 PM

- Emergency Disaster
- Ethics
- Financial Health
- Getting Volunteers
- HUD Regulation
- Human Resources
- Orientation

Monday June 3

- Registration
- Opening Session
- Morning Workshops
- Awards Luncheon
- Afternoon Workshops

- Social Networking
- Solid Foundation
- Strategic Planning & Branding
- The New Health Plan
- Tomatoes loves carrots
- What do you bring to the table?
- Who do you call

Tuesday June 4

- Morning Workshops
- Lunch on your own
- Afternoon Workshops
- Meet the Candidates

- Panel, how to get it done
- Parliamentary Procedure
- President/ Vice President
- Property Insurance
- REAC Inspection
- Secretary / Assistant Secretary



MAHC 50th Anniversary

Shirt Order Form

Shirts are \$15.00 EA. Shirts must be pre ordered and paid in full to the MAHC Office, 37140 Goddard Rd, Romulus, MI 48174. The deadline for ordering the shirts is April 26, 2013. Shirts will be delivered at the 50th Annual Conference June 2-6, 2013.



Co-op Name : _____

Name : _____

Address: _____

Phone: _____

Email: _____

Please indicate how many of each size:

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M _____

3XL _____

L _____

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5 XL _____

Indicate color:

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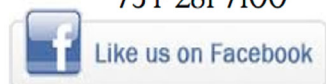
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