

MAHC Messenger

Spring 2019 Issue

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Join us in Seattle for the
2019 MAHC Conference
April 28th-May 1st, 2019

Register at:
<https://mahc.coop/conference-registration/>

Early Registration ends February 28th

Randall Pentiuk, Esq.
Editor-In-Chief



President's Perspective

Richard Berendson

Excitement is in the Air!

Despite all of the snow and cold, this is a very exciting time of the year for those of us at the MAHC office.

Why? You might ask.

The answer is simple, we are in high gear preparing for the 2019 MAHC Conference in Seattle Washington April 30th – May 1st, 2019.

This looks to be one of the best conferences ever!

Outstanding educational and networking opportunities, great accommodations, exciting sightseeing adventures and magnificent scenery only found in the Pacific Northwest.

If you haven't visited the MAHC website www.MAHC.coop recently, you are in for a treat.

The website has been totally revamped to allow a much more interactive experience. Our registration process for the conference is all through the website. You can register, make changes to your registration, if need be, and you will get confirmation of any transactions sent to your email address right away. Also, on the website you can still access the tools that have always been available in the way of resources and shared documents for use and for free.

In addition, you can also access a huge volume of information relating to this year's conference on demand. Everything from the conference schedule to food available and classroom layouts. There is also information available to assist in scheduling tours of the area. A lot of great things all in one place!

If anyone has any problems with the online registration, you can call me directly at 630-723-4202 and I will help you thought it. We are always here for our members.

One last item is – due to popular demand - STRUT YOUR STUFF is back! Don't forget to make sure you have your team prepared to Stand out in a Crowd.

In closing, I would just like to say that I am truly looking forward to seeing all of you at the conference, it's my favorite time of the year!

Richard Berendson



Thomas Brent Hutch, SR.

1953-2019

Sadly, it's not often in one's lifetime that you feel you're in the presence of a very special person, and that is exactly how I felt about Thomas Hutch. I knew Tom for over 25 years and my company has had the privilege of managing his cooperative, Manchester Knolls Cooperative, for the past 16 years. He was a very special person. He was special in a way that completely transcended all that we think of as normal.

He passed away January 17, 2019 after giving ALS (Lou Gehrig's disease) the fight of a lifetime. He battled ALS to the bitter end, courageously taking experimental drugs from Emory University in hopes of helping find a cure for this dreaded disease for the next generation. His undeniable tenacity fighting ALS for the past two years reminded me of the opening refrain of a poem by Dylan Thomas, a Welsh poet, who wrote:

*Do not go gentle into that good night;
Old age should burn and rave at close of day;
Rage, rage against the dying of the light.*

He battled ALS to the end of this horrible ordeal but in the process ALS won and the world lost a kind, gentle and humble soul. While his body was ravaged by the effects of ALS, his sharp mind and effervescent spirit were unaffected. His legacy as a man, a father, a husband, a teacher, a mentor and an irrefutable advocate for cooperative housing will live on well beyond his death. He will be remembered for the countless hours in voluntary service for others. He cherished his time working for his beloved cooperative, Manchester Knolls, serving on its board for over 34 years, and he was equally honored to serve on the MAHC board for over 28 years. Not unexpected for Mr. Hutch, even despite his illness, he continued to participate on

the MAHC board right up to the end of his life. He frequently quoted former UCLA basketball coach and author John Wooden: "You have not experienced a perfect day until you have done something for someone who can never repay you"...which is exactly how he lived his life.

Mr. Hutch was born in Cedar Grove, Tennessee where he was the valedictorian of his high school class. He did his undergraduate work at Morehouse College in Atlanta, Georgia and his Masters and Doctorate degrees at the prestigious Illinois Institute of Technology in microbiology. He and his wife, Debra recently celebrated their 40th wedding anniversary.

While we are all saddened by his passing, I think most believe this gentle man is in a better place and we're happy that he is no longer suffering. We will miss his infectious smile, his uncanny ability to make people feel good about themselves, and his ever present Notre Dame hat. His light of eternal hope and optimism will continue to burn brightly for all of us and it will give us peace.

Goodbye, dear friend.

Rob Kirkpatrick

Celebrating 50 Years - Townhouse Green Cooperative



50 Years of anything is nothing short of a monumental occasion – birthdays, anniversaries are all one thing, but this is 50 years of a community that has created friendships, memories and bonds that have lasted a lifetime is a milestone. The summer of 2018 was the year for Townhouse Green Cooperative to celebrate and celebrate they did.

Ever since the beginning there has been another presence amongst the Townhouse Green Cooperative community, someone always looking out for what was/is best, not strictly in regard to providing property management, legal and financial advice but as a guardian. Marcus Management has been guiding the community for a very long time. Ralph and his

family have been 110% involved within our community since its inception. Ralph is very knowledgeable and has a sincere heart when it comes to the families. We, at THG are honored to know him and to call him our friend. The things his family has done for our community could easily take days to talk about. However, the cooperative found a better way to honor Ralph and his family for their daily contributions to our success.

Unanimously the Board of Directors approved and announced at the 50th Anniversary Picnic the following; "Within the last 50 years our back park, the one you are all standing in right now has never had a name. I am proud to announce from this date forward our back-

community park will now be called "**The RJ Marcus Park**". All of us at Town House Green Cooperative we appreciate all that you and the Marcus family do for us, thank you.

Michael Field, Board President of Townhouse Green



Our Mission Statement

To support and champion the cause of quality housing through education, legislative actions, partnerships, and advocacy for housing cooperatives.



New Addition to the MAHC team!

Please welcome our new Marketing Manager, Ali Minney. She formerly served as a Marketing Manager at Lawrence Technological University. With a Bachelors Degree in Business Management and a Masters Degree in Business Administration (Nonprofit Management), Ali looks forward to bringing her ideas and enthusiasm to MAHC.

Feel free to contact her at: minney@mahc.coop with your marketing needs.



Exciting New Course Updates

The original Certified Cooperative Director, Certified Cooperative Manager and Certified Cooperative Maintenance Manager classes were developed in 2009, copywritten and developed by the Midwest Association of Housing Cooperatives. Over the years, yearly corrections have been made but the material was still pertinent and used for training and recertification of the designation for over 350 students involved in Cooperative Housing.

Now we present a total revised and updated manual, just finished in December of 2018, which has some of the same material but updated and rewritten, some material removed, and new material added. The manual, the power point slides, the test and the instructor manual including a small property prototype manual have all been added, updated, and reworked to keep it exciting, dynamic, and pertinent with new things and new ways to do things.

We are excited to roll this out and it will certainly be taught at the upcoming conference in Seattle, WA.

The manual is now one manual for all designations with material for all that want to understand Cooperative Management, Cooperative day to day challenges, and ways to consider or reconsider how to get and keep your Cooperative out in front.

We hope you are as excited as we are in being able to continue to offer this certification training that concentrates on Cooperatives.

Marlene Dau, Educational Chair





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Strut your stuff is back!
Show your cooperative
pride
by showcasing
t-shirts and co-op gear at
the luncheon
on April 29, 2019

The Rogue Board Member and the Confidentiality Agreement

Dear Co-op Counselor; HELP!

Dear Counselor:

We are approaching our Annual Meeting and are concerned about keeping the meeting within the allotted time. Prior meetings have taken a lot of time to go through the agenda and it is difficult to maintain the attention and attendance of the membership. Sometimes members become agitated and hostile when discussing topics sensitive to them. What can we do to make sure meetings do not exceed time allotments and run more smoothly?



Signed,

Concerned Board Member

Dear Concerned Board Member:

There are many ways the Board of Directors, with some help from the Cooperative's professionals – namely the management agent and attorney, can improve and maintain order at annual or special meetings. First, it is always important to prepare and distribute the agenda to all members in advance of the meeting. Along with the agenda should be the notice of meeting, setting forth the date, time, location and meeting items with sufficient descriptions may increase the chances that members come on time and prepared. Visible signage reminding members of the meeting are always a good idea.

The Board of Directors can also provide members with supplemental materials when distributing the agenda. For example, a flyer can be included reminding members of things like following the agenda, and keeping discussions focused. Member participation at annual and special meetings are paramount to a successfully run cooperative. The goal is not to discourage member participation, but rather to keep discussions and participation on topic.

Limiting distractions can also help achieve timely meeting successes. Choosing the appropriate venue for annual meetings is important to limiting distractions. The venue should be free from distractions such as loud noises, sufficient seating to sit attending members, and even in a room that is not too warm or too cold. These meetings take time, so it is important accommodate participating members.

Having a smooth registration process is a key element. This requires having current records of who is eligible to vote handy, and the ability to resolve disputes. The professionals play an important role here – management must have access to accurate ledger data, and the attorney has the duty of dealing with the ineligible member. Proxy handling and ballot distribution are also items where meetings can get off track – and again, the attorney and management need to be involved to assure both the integrity and the efficient processing of these documents.



Dear Co-op Counselor; HELP! (continued)

Meetings should start on time. While this is dependent upon attaining quorum, waiting for late attendees penalizes those that arrived on time and reward those who show up late. As soon as quorum is met – after the start time has lapsed – we recommend starting the meeting rather than allow stragglers from holding up the progress of the meeting. Of course, everyone in line to register at the start time should be allowed to complete the process before the meeting commences.

Once the meeting starts, get right to the business and items on the agenda. Remind members not to talk over one another. This further delays meaningful progress – aside from being disrespectful and rude. If member participation or discussion strays off topic, they can simply be reminded of that and request that their discussion and participation relate to the specific issue. The use of Roberts Rule of Order and parliamentary procedure, which may be contained in the Bylaws, should be followed. Speaking of parliamentary procedure, the attorney serves as the parliamentarian and advises the chair on proper rulings. Make sure the attorney is present and prepared for this duty.

In the event that the Board anticipates conflict on a given agenda item, it is important to maintain level-headedness. Having tempers flare is never productive. This is where the cooperative attorney can be particularly helpful. To that end, we suggest the Board, its attorney and management agent should hold a planning meeting in advance of the membership meeting in order to think these issues out, discuss the agenda, and arrange for a smooth registration process.

Signed: Co-op Counselor
Randall A. Pentiuk, Esq.



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2019 Annual Conference

April 28 - May 1, 2019

Seattle, WA

Conference Registration:

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- Serving on The Board
- Membership Orientation
- Cooperative Communication
- Parliamentary Procedure Cards

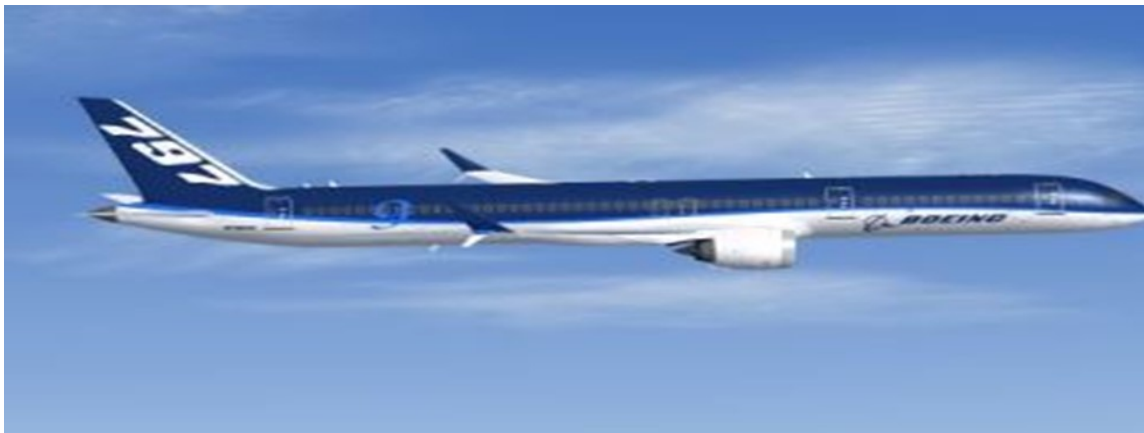
Visit our Website: <http://www.mahc.coop/index.html> to order these titles and learn about additional materials and resources

**Join us for the 2019 MAHC Conference in Seattle
April 28-May 1, 2019 and take part in these
exciting tours!**



CITY HIGHLIGHTS TOUR

Saturday, April 27th @ 10:00 a.m.



BOEING PLANT TOUR

Saturday, April 27th @ 10:00 a.m.

\$70.00 each (10 person minimum, 4.5 hours). Hotel pick up is included.

Seattle Tours (Cont.)



TASTE PIKE PLACE MARKET FOOD TOUR

Sunday, April 28th @ 10:00 a.m.

\$40.00 each (10 person minimum, 2.5 hours). Meet at the Pike Place Market.

Does your Co-Op have a Web Presence?

Many people research and find their homes and jobs over the Internet. Most people are coming to expect that any professionally run business will have a web site. With a well-designed site your small business becomes a real player both on and off the net. Websites are an essential component to doing business in today's world. What is basic business information?

Think of a Yellow Pages ad. What are your hours? What do you do? How can someone contact you? What methods of payment do you take? Where are you located? Now think of a Yellow Pages ad where you have instant communication. If you could keep your customer informed of every reason why they should do business with you, don't you think you could do more business? (You can on the WWW MAHC is offering a new service to our

members to help them get started on web.)

We will make a professional looking web site and put it on the web to get you started. If you go to <http://wellesley.mahc.coop/> you can see how it would look. All we would need from you is confirmation that you are a paid member of MAHC, about a dozen photos and some general information about your Co-op. We will then input that information in our template we have to make your web site. It's a professional HTML/CSS/JS template for creating websites that is both fast and robust. We are sorry but we must follow the template and cannot change the format, however, we assure you that our powerful technology makes it simple for everyone to go online with a beautiful, professional and functional web presence. This service is free to our members and provides a web presence for your

cooperative to help get you up on the web. This is a product of educational funds so generously donated to the organization.

- Richard Berendson

MAHC Board of Directors 2018-2019

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Our Mission Statement

To support and champion the cause of quality housing through education, legislative actions, partnership, and advocacy for Housing Cooperatives



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