

## Housing Corps 2/16/25

### Attendance:

Connor Zatkovich, Aaron West, Andrew Mason, Nick Dodge, Nate Kramar, Grey Heckman, Gabe Twiss, Robert, Malachi, Bob Graban, Roland, Ray Solt, Alfred Mansour, Tom Plot, Miles Kempf, Isuru Caldera, Robert Kunkerballer, Garrett Sullivan

### Active Status:

Week 5, of winter school term

16 active bothers

5 bid acceptees

3 graduating

Leadership consultant Tucker Barco from nationals had his yearly visit end of last week - great report from him. Thanks for the hard work active chapter!

### Housing Corps Status:

#### Treasurer Report:

Sigma Nu & Delta Chi Rho Association Treasurer's Report	
	Bob Graban 2/7/2026
<b>Account Status</b> Since Previous Report 12/9/25 through 1/31/26	
<ul style="list-style-type: none"><li>\$267,334.93 total balance as of 1/31/2026<ul style="list-style-type: none"><li>\$9,042.69 checking</li><li>\$52,584.89 regular savings</li><li>\$205,707.35 CDs</li><li>Total balance increased by \$1,587.16 since 12/19/25</li></ul></li><li>Expenses since previous report:<ul style="list-style-type: none"><li>\$13.00 for 1 month of Mail Chimp</li><li>\$169.49 meeting expense, reimbursed to Active Chapter</li></ul></li><li>Income since previous report :<ul style="list-style-type: none"><li>\$1,781.75 interest paid on CD that matured January 24</li><li>\$0.90 interest income on regular savings account</li></ul></li></ul>	

CD Status
<ul style="list-style-type: none"><li>\$205,707.35 is split into two CDs<ul style="list-style-type: none"><li>\$105,707.35 in 3-month CD, at 4.0% APY, matures April 24, 2026</li><li>\$100,000 in 10-month CD, at 3.25% APY, matures July 5, 2026</li></ul></li><li>Split to hedge against expectation that rates may decrease in 2025</li><li>\$3,925.60 (taxable) interest paid in 2025</li><li>\$1,781.75 taxable interest paid to date in 2026</li><li>\$1,314.81 interest earned on CDs this year through 1/31, but will not be paid until maturity</li></ul>
IRS Tax Status
<ul style="list-style-type: none"><li>Return will be filed by CPA for 2025</li><li>\$3,925.60 earned in CD interest paid in 2025<ul style="list-style-type: none"><li>Negligible amount of interest earned on regular savings, but will be reported</li></ul></li><li>Assume interest will be taxable, but CPA will make determination</li><li>199-INT statements have not been received from Chase<ul style="list-style-type: none"><li>Could they have been mailed to house address?</li></ul></li><li>Return for previous year(s) was accepted by IRS<ul style="list-style-type: none"><li>No income for previous 5 years</li></ul></li></ul>

**Old Business:**

No old business

**New Business:**

Sewage flood in the basement:

Staley's came to the house to fix a leak where the PVC drain pipe penetrates the basement foundation. They opened the wall and replaced some of the joints in that area, told the active brothers that there was a clog that would need a sewer company to snake it, but that the water was OK to keep using. The brothers called American Sewer who came by but declined snaking through the cleanout in the basement for liability reasons due to proximity to the fire suppression system controls. They said they could jet the drain pipe through the cleanout in the backyard, but they would have to wait a few days due to temperatures being too cold.

In the meantime, it was discovered that the plumber from Staleys' failed to glue the cleanout adapter fitting onto the pipe when it blew out a few days later - before American Sewer was able to come back out. This resulted in dumping sewage into the basement, including all over the controls for the fire suppression system which are located directly inline with the cleanout. A group of brothers mopped the basement to the best of their ability and temporarily patched the cleanout that had blown out.

American Sewer came back out and removed the original partial blockage at ~15 feet that the plumber from Staley's identified, then removed an additional larger blockage at ~100 feet. Staley's sent a second plumber out to replace the cleanout as well as patch the hole in the foundation that was created to access the pipes during the first repair. He told the brothers that the first plumber should have followed company policy which is to either glue on the pipe or to shut off water service.

Active chapter president called Staley's to rectify the situation, they denied any wrongdoing and claimed the brothers were instructed not to use the water, stated the water could not be shut off due to the humidifiers in the HVAC system. (if this was truly the case they could have easily been shut off temporarily). Housing corp president called Staley's on a separate occasion to get their side of the story, they repeated their claim that they told the actives not to use water but that it could not be shut off due to the humidifiers. No explanation was provided as to why the cleanout was not simply glued on properly in the first place. Housing corp president instructed the active chapter to hold off on paying the second bill to Staley's as it was likely the only leverage we have over them (first bill was already paid)..

The brothers were worried about the health risk posed by the sewage, so they had Servpro steam clean the affected area, as well as detail the fire suppression system. The active chapter house manager is in the process of coordinating with the Flushing Fire Department to have the fire suppression system inspected as a proactive measure to ensure that it is still in proper functioning order.

Housing corp president emailed Staley's to firmly state that we believe they are responsible for the issues that the incomplete repair caused, and that if they are not willing to make it right we would seek legal counsel. They attempted to call the next day, hc president did not pick up. Instead sent another email stating that at this point since they were already denying to work with us that all communication should continue through email to leave a paper trail for documentation. Staley's replied that we need to have our insurance contact their insurance. However this would count as a claim against our insurance and would almost surely lead to rate increases.

There was disagreement in the meeting about whether it was worth it to pursue legal action against Staley's. Decided to vote to reimburse active chapter, deferred decision for legal action to email vote with the rest of the board.

\$610.05 - Staley's first visit (already paid by actives)

\$310 - American sewer (already paid by actives)

\$1428.83 - Servpro (already paid by actives)

\$289.14 - Staley's second visit (outstanding, awaiting resolution from Staley's)

Motion to pay \$2348.88 to cover first three charges listed above

Yes - Malachi, Bob, Aaron, Roland, Grey, Connor, Isuru, Miles, Robert

Not present -Bradley, Mario, Matt, Jim Thomas, Gronauer, Joe

Motion passes

Scheduling:

New approach to scheduling vs last year: schedule next meeting during current meeting.

Hopefully result in member's better understanding of their availability since scheduling happens closer to the date of the meeting itself.

Schedule April (virtual) meeting - what dates are board members **unavailable**?

April 5th- Easter

April 12 - orthodox easter, Bob out

President will send out an email to members not present, schedule next meeting based on responses.