

**NEBRASKA HOME BUILDERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FRIDAY, MAY 5, 2006
LEAN BRANDT'S BARN
1:00PM**

I. Call to Order

The meeting was called to order by President Lean Brandt.

II. Gov. Heineman Remarks (12:15-12:45)

III. Approval of the Agenda

Introductions were done before the Minutes.

IV. Approval of the 3/23/06 BOD Minutes

Dave Humlicek presented grammatical errors to be corrected. Minutes were approved on a motion from Mike Goings with a 2nd from Dave Humlicek. (*Exhibit A*)

V. Self-Introductions/Good of the Order Remarks

Lean Brandt, Allen Barber, Cindy Chesley, Jim Christo, Dan Deckert, Delrae Hirschman, Steve Peregrine, Paul Fredrickson, Mike Benker, Mike Goings, Fred Hoppe, John Hoppe, Jerry Witthuhn, John Jones, Bob Kelberlau, Ken Westerhold, Dennis Clifton, Roy Meusch, Don Rowe, Barbie Byrd, Scott Byrd, Bob Peterson, Larry Piester, Bob Falleson, Bob McRoberts, Dave Humlicek, Mike Gray, Julie Hoppe, Diane Jorgenson

Staff: Bruce Kevil, Jonathan Thomas

MOBA Report- Barbie Byrd, MOBA EO

HBAL Report- Allen Barber, HBAL President

CeNEHBA Report- N/A

HBAN Report- Bob Kelberlau, HBAN President

WeCeHBA Report- Roy Meusch, WeCeHBA President

NPHBA Report- Mike Lech, NPHBA President

CHBA Report- Bob Falleson, CHBA Member

VI. Officer's Reports

A. President/NAHB State Rep Report

Brandt reported there is an opening for Alternate BUILD PAC Trustee. Dennis Blackman was nominated by Scott and Barbie Byrd. Anyone else interested should talk to Lean Brandt. There was an update on the Regional Show in Kansas City: It will be held in the Spring of 2007, no dates or locations have been set.

B. Treasurer's Report

There were no questions or comments. (*Exhibit B*)

C. Executive Director's Report

Kevil reported on the effects of term limits in the state of Nebraska, new INS regulations, and that NAHB has member benefits which are available through NSHBA's website.

-4 month composite calendar

MOBA's Street of Dreams is July 14-30th.

VII. Committee Reports

A. Nominations- Ken Westerhold reported that Kevin Woodward is being approached about becoming the 2nd VP. There will be two races this year: Don Rowe and Fred Hoppe will run for Secretary and Mike Gray and Julie Hoppe will run for Associate Director. Dennis Blackman is running unopposed for Treasurer.

B. Executive Committee- Lean Brandt presented the slate with Bob Cote being added as a director from MOBA and with corrections to the Affordable Housing Committee. (*Exhibit C*)

C. Membership- Dave Humlicek presented the membership report. (*Exhibit D*) The winners of the 2005 membership awards were recognized again. National Membership Day is May 23rd.

D. Government Affairs- Scott Byrd presented the trustees report. (*Exhibit E*) Also noted that the bills that NSHBA opposes that fail to advance don't get the publicity that passed bills get.

E. Associates Council- Mike Gray thanked everyone who participated in the Poker Event. Attendance wasn't as high as hoped, but this is the first year of the event.

F. Industry Awards- Larry Piester reported that Industry Awards will be decided on May 9th. Suggestion for next year would be to get the nomination forms out earlier and give the LHBA's more time to fill them out.

G. Affordable Housing- Report by Bob Peterson.

H. Professional Development- Bruce Kevil and Jon Thomas reported that upcoming schedule of educational courses (*Exhibit F*). There will also be BAR/PREP testing at the MOBA office on May 10th. Lead Safe Training will also be offered in the fall, Mike Benker and Scott Byrd both attended the course in January and reported that the course is very informative.

I. Green Building- Bruce Kevil reported the Green Build CD is completed but that the Energy Office is still performing their review of the material.

VIII. Consideration of By-law amendment

Lean Brandt presented the amendment to add a parliamentarian to the board of directors. There was a motion by Fred Hoppe and a 2nd by Steve Peregrine to add the position. There was discussion and an amendment. Bob Peterson made a motion to amend the proposal by omitting "He/she shall also serve on the Executive Committee"; making the parliamentarian available for any meeting if needed, and he/she would be non-voting. There was a 2nd by Jerry Witthuhn and the motion passed. Julie Hoppe made a motion to select Mike Benker as parliamentarian with a 2nd by Delrae Hirschman. (*Exhibit G*)

IX. Old Business

Correction of Executive Committee appointments, appointment of Roy Meusch to the Nominations Committee, and appointment of additional members to the Affordable Housing Committee were passed on a motion by Steve Peregrine and a 2nd by Mike Goings. The appointment of Bob Cote to the Board of Directors was passed on a motion by John Hoppe and a 2nd by Bob McRoberts. (*Exhibit H*)

X. New Business

Fred Hoppe presented 3 resolutions (*Exhibit I*) to deal with the possible restructuring of NSHBA. Fred Hoppe made a motion to approve the first resolution with a 2nd by Mike Goings. There was discussion and Mike Goings made an amendment that the committee formed would report their findings to the Executive Committee at the September board meeting before it is brought to the board. Another amendment to the motion from Barbie Byrd was to change the word committee to task force in the resolutions, Fred Hoppe accepted it as a friendly amendment. The motion and amendments passed with 15 votes. There was a motion by Fred Hoppe to approve the second resolution with a 2nd by Scott Byrd. After some discussion Hoppe and Byrd withdrew their motions. Fred Hoppe made a motion to approve the third resolution with a second by Scott Byrd. Steve Peregrine made a motion to table the resolutions until the September board meeting with a 2nd by Don Rowe.

XI. Adjourn

Meeting was adjourned on a motion by Julie Hoppe and a 2nd by Delrae Hirschman.

NEBRASKA HOME BUILDERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 23, 2006
CORNHUSKER MARRIOTT HOTEL
1:30 PM

I. Call to Order

The meeting was opened by President Lean Brandt who called for an amendment to the order of the day and agenda. Upon Motion of Schwinn, duly seconded, the meeting order was changed to put item II on the agenda at the end of the meeting and commence with item III immediately (at approximately 1:35).

II. Attendance

Lean Brandt, Dennis Blackman, Don Rowe, Joe McKee, Lanny Ash, Allen C. Barber, Brock Peters (appearing for Jim Christo), John Hoppe, , Ken Westerhold, Steve Peregrine, Mike Benker, Paul Frederickson, Roy Meusch, Todd Enck, Kevin Woodward, Rick Krueger, Denny VanMoorleghem, Steve Smithberg, Kent R. Torkelsen, Dennis Clifton, Mike Lech, Larry Piester, Dave Humlicek, Jerry Witthuhn, Bob McRoberts, Julie Rawlings Hoppe, Steve Fulton, Greg Schwinn, Barbara Byrd, Bob Peterson, Robert Kelberlau, Scott Byrd. Guests: Jonathan Thomas, Nadine Condello, Diane Jorgenson, Bob Cose, Gary Grobeck, Bruce Kevil.

III. Secretary's Report

The minutes attached as exhibit A were approved.

IV. Treasurer's Report.

The Treasurer's report attached as exhibit B was submitted.

The Budget attached as exhibit C was approved on motion of Blackman duly passed.

V. Committee Reports

A. Membership- Dave Humlicek presented the membership report attached as exhibit D [pp31 & 45 of the board packet].

B. Associates Council- Julie Hoppe reported on the Western Nebraska Event to be held following the board meeting on May 5, 2006. A copy of the flyer which describes the event is attached as exhibit E.

C. Government Affairs- see report attached as exhibit F.

D. Affordable Housing- Bob Peterson requested volunteers for his committee. Barbie Wickman Byrd reported that Omaha was to be forming a new non-profit to advocate affordable housing in the Omaha area similar to Nebraska Housing Resource in Lincoln. Barry Larson will be new executive director of the non profit. Greg Schwinn for Nebraska Housing Resource/Bar None Housing inquired if the Omaha building community would be upset if Bar None houses were sold in Omaha. He requested the Omaha builders to canvas MOBA and provide feedback.

D. Green Build- Bruce Kevil reported that a CD had been made and will be sent to each builder with help from the UNK student chapter. It contains resources and information about certification.

E. Codes- Steve Fulton reported on action at the Architect and Engineers Board regarding attempts to set rules regarding when Architect and Engineers need to stamp plans.

VI. Old Business

A. Approval of Program of Work and Budget- The program of work and budget attached as exhibit G was adopted on a motion from Dennis Blackman duly seconded.

B. Appointment of Committees- Lean Brandt called for volunteers to fill in committees. After appointing the additional volunteers the committee members set forth on exhibit H were duly confirmed by the Board.

VII. New Business

A. Motion to endorse Bob Jones. On a motion by John L. Hoppe, Jr. duly seconded the Board adopted the following resolution: Resolved, that the Board of Directors of the Nebraska State Home Builders Association unanimously endorses Bob Jones as a candidate for the office of Vice President/Secretary for the National Association of Home Builders.

B. Request of Scott Byrd. Scott Byrd requested action based upon a letter that he sent to the directors dated March 15th, 2006 that he would resign if Fred Hoppe not be removed from the board. Steve Smithberg requested that Scott Byrd, Fred Hoppe, their wives and brother leave the room during the discussion and they did.

A discussion was had concerning Scott Byrd's request.

Mike Benker made a motion that a disciplinary committee is formed per the by-laws Article V Section 6 to resolve the conflict. It was seconded by Steve Peregrine but the motion was subsequently withdrawn.

A motion to cease discussion was made by Steve Smithberg, seconded by Dennis VanMoorlegem.

Rick Krueger made a motion that the Board would remain neutral on the subject with a 2nd by Steve Smithberg. Duly passed.

A motion was passed through a series amendments that the past presidents of MOBA talk with Scott Byrd and the past presidents of HBAL talk with Fred Hoppe.

In that the board took no action for the removal of Fred Hoppe, Lean Brandt asked the Board for a boost of confidence vote for Scott Byrd that he stay on as Vice President notwithstanding his letter. Ken Westerhold called for a secret ballot. The ballot passed.

VII Adjourn

Meeting was adjourned on a motion from Steve Peregrine, 2nd by Mike Benker.

Introductions/Good of the Order Remarks

Lean Brandt, Ken Westerhold, Bruce Kevil, Dave Humlicek, Dennis Blackman, Kent Therkelsen, Toby Goc, Mike Goings, Todd Enck, Jerry Witthuhn, Bob Kelberlau, John Jones, John Hoppe, Greg Schwinn, Bob McRoberts, Dennis Clifton, Lanny Ash, Joe McKee, Fred Hoppe, Julie Hoppe, Greg Shinaut, Dalrae Herschman, Bob Peterson, Cindy Chesley, Barbie Wickman-Byrd, Scott Byrd, Jim Christo, Steve Peregrine, Stan Poff, Roy Meusch, Dan Deckert, Mike Benker, Bob Fallesen, Diane Jorgenson, Nadine Condello, Steve Fulton, Brock Peters, Allen Barber, Don Rowe, Rick Krueger, Lou Nigro.

Guests: Jonathan Thomas, Ardy Brandt

MOBA Report- been very active in contacting senators about Repeal the Sales Tax.

HBAL Report- still waiting on the appeal to Impact Fee ruling, housing starts are still down.

CeNEHBA Report- Grand Island permits are down from last year.

HBAN Report- Norfolk is staying busy. Permits are the same as last year.

WeCeHBA Report- Good year in Kearney, permits are down a couple from last year's record breaking year.

NPHBA Report- North Platte is 100 units short of demand.

III. Secretary's Report

Minutes were approved as amended.

IV. Treasurer's Report

The Treasurer's report (Exhibit A) was presented.

V. Communications

Bruce Kevil reported that the money in the NSHBA PAC account will dry up after the 1st of the year when NSHBA starts to make contributions to candidates. Walt Radcliffe will also be the contract lobbyist for NSHBA at \$18K this year. He will be paid through the BUILDFUND account.

The President's Advisory Panel On Federal Tax Reform "wants to eliminate the mortgage interest deduction, and the low income tax credit. Barbie Wickman-Byrd reported that Sen. Hagel and Rep. Osborne have committed to write letters AGAINST these recommendations. Sen. Nelson and Rep. Terry are also against these recommendations.

VI. Committee Reports

A. Membership- Dave Humlicek presented the membership report. (Exhibit B)

B. Associates Council- Julie Hoppe reported that as of right now there are no plans to have a Western NE Golf Outing. Instead the Associates Council is looking into having a poker tournament/casino night instead. The Associates Council is also a couple thousand dollars ahead of budget. NSHBA is selling website advertising on their site for \$300 a year.

C. Government Affairs- Lean Brandt reported that the Repeal the Sales Tax on Remodeling is going well, although NSHBA did not receive the amount of signatures they were planning on.

The NSHBA PAC approved the following candidate contributions: Gov. Heineman, \$4000; Sen. Mike Friend, \$500; Sen. Mick Mines, \$500; and, Sen. Lowen Kruse, \$250.

Bill Review is February 7 & 9 at Mahoney and Kearney.

NSHBA will be interviewing 3rd Congressional District candidates on Wed. Dec. 14th.

The Trustees voted to change Article VI, section 4 (Exhibit C) and to add Article VII, section 4 (Exhibit D). A motion to approve the By-Law amendments by Fred Hoppe, and a 2nd by Don Rowe passed.

The 2006 Government Affairs Trustees slate (Exhibit E) was approved on a motion from Greg Schwinn, and a 2nd by Julie Hoppe.

D. Green Build- Greg Shinaut reported that the Green Build committee will take their positions beginning Jan. 1st. There will be a Green Build booth at the HBAL and MOBA Home Shows. A CD is almost completed, slightly over budget. The committee members are set forth (Exhibit F).

E. Executive Committee- Ken Westerhold reported that new board members have been added to the slate for approval.

F. Codes- Norfolk Building Inspector is leading the charge to raise the threshold for when to require an architect's stamp. There is a meeting to discuss this with the Architects & Engineers Board on Jan. 11. Ken will not be able to attend. Steve Fulton and Rick Krueger volunteered to attend in his place.

G. Affordable Housing- Bob Peterson reported that Roger Massey is the new Executive Director of Nebraska Housing Resource. He will be phasing out. He announced DED application rounds of January 20, 2006 and March 20, 2006.

VII. Old Business

Scott Byrd reported that national codes are constantly being amended, and NAHB fights these changes the best they can. The EPA wants to have certified professionals for all remodeling jobs that require the removal of lead-based paint. They want to enact this change without first doing a case-study to determine the risks and hazards. NAHB has been given the chance to do a case-study to develop research about this. NE has been selected as a test site to see if there is any danger to the family when lead-based paint is removed in the remodeling process.

VIII. New Business

The endorsement of Fred Hoppe as the NAHB Regional VP was approved on a motion by Greg Schwinn, and a 2nd by Mike Goings.

The slate for 2006 Board of Directors which is attached was approved on a motion by Julie Hoppe, and a 2nd by Ken Westerhold.

IX. Installations

Ken Westerhold gave awards to the 2005 NSHBA BOD for their service. Awards were also given to Lean Brandt, Jim Christo, Mike Gray, Julie Hoppe, Fred Hoppe, Dave Humlicek, Bob Kelberlau, Bob McRoberts, Roy Meusch, Don Rowe, Greg Schwinn, Greg Shinaut, and Ken Westerhold for perfect attendance at this year's BOD meetings. Lean Brandt was sworn in as the 2006 NSHBA President by Ken Westerhold along with the 2006 Board of Directors. The directors sworn in are set forth (Exhibit G).

X. Adjourn

XI. Meeting was adjourned on a motion from Fred Hoppe, 2nd by Ken Westerhold.