

**THETA CHI OF PENN STATE INC.**  
**2015 FOUNDER'S DAY CORPORATION MEETING**  
April 18, 2015

**A. Call to Order**

1. Call to order the 2015 Founder's Day meeting of Theta Chi of Penn State---**Approx. 11:10am**
2. Introduction of officers, alumni and undergraduates

**B. Reading & Approval of Minutes from 2014 Homecoming Corporation Meeting---**Moved and Waved****

**C. Alumni Reports**

1. President's Report – David Hartwich
  - i. Upcoming Calendar – 34<sup>th</sup> Annual Theta Chi Golf Open May 1<sup>st</sup> --- **Info on website**
  - ii. Summer Housing – House is CLOSED! We would like all brothers out of the house by Monday May 18<sup>th</sup>. Move in would not be until August 14<sup>th</sup>. Please remove anything of value from the house as we cannot guarantee its safety here over the summer. We have had break-ins in past summers while we occupied the house and it could happen again. Property Management over the summer will be Fratfix for walk through and lawn care. (**Offer made to actives if anyone in town hat wants to earn a few dollars to do this let us now**) The State College Police Department will be notified that the house is vacant for this summer. As will the mail service. No one is allowed at the house for the summer. Closed for Arts Fest. We will be changing the locks on the back of the house and the front door code to limit unauthorized access. If you need anything please contact the Alumni Corporation.---**any utilities that are not needed will be turned off**
  - iii. Windstream Internet... Looking to Transition to Comcast. May need a point person this summer. Thanks to Tim Kundro for working on this, this spring—**Due to continuing service issues we will be changing to Comcast over the summer months-Dave will be in contact with actives to coordinate transition to Comcast. Cable will remain with Windstream due to current contract**
2. Treasurer's Report – Chris Burke--- **See Attached report**
  - i. Financial Report---**Discussion of outstanding collections from last semester-handled through the Bursars office**

**Quarterly review of remaining Capital Campaign Funds and Pledge Collections in second fiscal quarter**

**Review of repairs (Freezer, kitchen floor, Boiler etc) and discussion of the Capital operating reserve fund**
  - ii. Numbers/Brothers in the House---**Review of operational costs and breakeven point of in-house residents of 25 Br. Gattoni indicates in house is looking to be 25 or 26 in the fall. Br. Hartwich brought up other examples of how to get more guys in house including reasonable buy out of current housing contracts. Other possible options are out of house fee adjustments, single vs. double room rates, parking fees, blanket dues increases and other fund raising opportunities.**
  - iii. Rent and Fees discussion—**If 25 or more in house rent will remain around \$2600 Rent has been stable for around six years and may be the only house to have**

done this. Dependent on numbers and increase to \$2650 may be set to build a reserve to offset lower residency totals. Final will be set by the board.

Br. Rich Bartnik brought up the discussion amongst other chapter advisors that some have a living in-house requirement when members join. It was asked if there is a problem with getting brothers interested in living in house. Several actives indicated that some guys want to stay on campus and others feel the house may be too distracting during the week for their liking. A discussion as to whether or not the actives feel this is a big issue was had with the Alumni stressing that this is a financial issue for the long term health of the fraternity. Most actives agreed it was an issue not only financially but also an activity issue. They have made changes to their bylaws to try and incentivize brothers to live in the house. Alum Faculty adviser: Eli.... Made mention that enforcing a mandatory resident rule could cause less total brothers by excluding potential brothers that do not want to or cannot live in-house.

A discussion was held to try and help to identify reasons for the out of house issues, and to try and help the actives in improving their Rush.

**D. Undergraduate Reports--- Should be coming from them I do not have copies as they did it from there computers I will remind them to send them to you**

1. President – Ryan Gattoni
2. Treasurer – Derek Miller
3. Other chapter reports

**E. Old Business**

1. Will be commissioning a plaque for the capital campaign donors to be finished at the Homecoming Meeting. Thanks to donors of the capital campaign for their support!--- Br. Damcott will look into options and costs for the plaque

**F. New Business**

1. Future Capital Renovation Projects – Jeff Damcott---We are going to take advantage of the closed house this summer to complete some projects such as: bar floor install, laundry bathroom/ storage building and some minor repairs. We will also be looking into exterior painting needs and possible refurbishment of the grill built by Br. Greg Allen We are at a capital repairs point within the house review by Br. Schrader that we will have to coordinate the larger scale project (remaining room renovation, electrical upgrades, ADA compliance, etc.) to our financial resources
2. Please apply for the Richard Maltz Century Award. To be given at Homecoming Meeting.
3. Insurance coverage's were discussed

**G. For the Good—Br. Hartwich got married in the Nov.**

**Br. Hartwich—Good job by the active board, things are moving in the right direction**

**Br. Damcott—Alumni work weekend thanks to all who worked hard: the completed projects make a difference.**

**H. Adjourn: “It is to thee Dear Old Theta Chi”—Approx 12:45**