

# Pi Kappa Alpha

Dodd Hall Board of Trustees Meeting  
Sunday, October 8, 2006 @ House-Homecoming

1. Call to Order/Welcome/Preamble-Terry Raulin 1:00 PM
2. Secretary's Roll Call/Minutes-Roger Harris
3. Chapter Advisor Report-Bob Riebel
4. Treasurer's Report-Steve Rohe/Terry Raulin
5. SMC and ThC Reports-David Burch/Drew Candella
6. Alumni President's Report-Roger Harris
  - MU's Alumni/Reunion Weekend 6/17/06
  - Fall 2006 Reunion (1972-81)
  - Diamond Anniversary Gala 2/17/07
7. Old and Current Business Updates
  - Annual Fund Raiser-Harris
  - Golf Event Cancelled
  - House Occupancy 2006-07--21 brothers
  - Fire Truck Renovation-Vail Miller
8. New Business
  - Bathroom Renovations/Fund Raiser?
  - University's Sophomore Policy
  - Special Award
9. Next Meeting-January/February 2007
10. Closing-Burch

## MEETING MINUTES

### Minutes of the Board of Trustees of Dodd Hall Meeting, Sunday, October 8th, 1:00 p.m., 410 E. Church Street, Oxford, OH 45056.

- Trustees Present:  
Brothers Terry Raulin, Pres., Roger Harris, VP/Secy., Bob Riebel, Ch. Advisor, Dan Graf, Fred Szumlic, Bob Potts, Dan Weinstein; Undergraduate chapter members: Dave Burch, SMC, Brian O'Grady, Nick Virzi, Alex Sigrist & Jay Heller.
- Trustees Absent:  
Brothers Jasper, Frank, Ashworth, Rohe, Murrell, Hein, Carselle, Robinson, Stevens, Szumlic, Stratis, Miller & Caver.
- The meeting was called to order by President Terry Raulin at 1:00 p.m. Br. Raulin reported that he & Br. Harris met with the active chapter at their A-Club meeting prior to the Dodd Hall meeting. Br. Raulin reviewed the function of Dodd Hall, the history of the house and the need to be successful in rush and to have more brothers living in the house to generate enough income to pay expenses and have sufficient funds for capital improvements. Br. Harris spoke on spirit, rushing and addressed the issue of "senior exodus" the trend of seniors to find housing outside of the house. He stressed that the mobility resulting from more available cars and not having meals at the house meant less time spent together with the brothers, which was not necessarily a positive factor. Br. Harris once again suggested that the undergraduate rush chairman contact their counterparts at chapters which achieved large pledge classes, to get some ideas as to how Delta Gamma could also get more pledges.
- Secretary's Roll Call/Minutes: Br. Harris reported the resignation of Ed Huetten from Dodd Hall. Fewer than a dozen alumni attended M.U.'s Alumni weekend on June 17<sup>th</sup>. The chapter hosted a cookout for those alumni coming by the house. Over the weekend of September 22-24, 28 brothers took part in the 3<sup>rd</sup> Annual Delta Gamma Alumni Association reunion. After the initial response to the reunion e-mails forced its cancellation, John Markovich, '78, resuscitated the reunion. The returning alumni followed the basic plan of the first two successful reunions, but minus a golf outing. Donna Churchman was again the guest of honor. A cookout was hosted by the undergraduate chapter. Brothers of all ages enjoyed comparing notes on their Pike experiences. The 60<sup>th</sup> Anniversary dinner will be held Saturday, February 17, 2007 at Hueston Woods Lodge, 6:00-11:00 p.m. The guest speaker will be James Kanary, President of Pi K A Great Lakes District. Cost will be \$40.00. Dodd Hall has renewed the contract with Pennington & Company to run our annual solicitation campaign as well as publish our Pikes' Peak newsletters. The next Pikes' Peak will be mailed out in early November. The current solicitation has raised over \$6300; the total raised from donations is \$32,045 to date. These donations, in part, have paid Pennington's fees, subsidized reunions, funded the Delta Gamma Alumni Association website and paid for improvements in and around the house.
- TREASURER'S REPORT: Br. Rohe was out of town, but e-mailed the current report (attached).
- SMC report was presented by Dave Burch. See attachment.
- ThC report: Br. Candella was absent. His report is attached.
- Old & Current Business: The 2<sup>nd</sup> Annual DGAA Golf Outing was cancelled due to lack of response. A discussion then ensued about the lack of brothers living in the house. Only 21 brothers are currently living in. We will need more brothers living in the house or the rent will need to be increased to cover expenses and provide funding for capital improvements in and around the house. Our break-even point is \$100,000.00. With just 9 more brothers living in the house, the rents would generate an additional \$50,000 to be used for updating the bathrooms. Either rents or dues must be increased to generate enough funds. Br. O'Grady felt it would be easier to increase rent. Miami has just increased their rent by 6.5%. The proximity of the house to campus is definitely an advantage; brothers would pay more to be closer to campus. Br. Vail Miller was unable to attend the meeting to accept a plaque honoring his donation of funds used to repair and renovate the house's fire truck. An article describing the project will be in the next Pikes' Peak. The truck looks fantastic.



- New Business: Br. Harris has enlisted the professional assistance of an alumnus, Randy Watson, who lives in Oxford and is an architect. The Dodd Hall executive committee will meet with Br. Watson and go over plans for renovating the bathrooms. Br. Raulin has obtained one estimate for improvements to the bathrooms at \$30,000 per room which seemed very high. Br. Watson will be evaluating possible solutions and evaluating future estimates. A new solicitation for the funds to pay for the bathroom upgrades will be made once Br. Watson has finished his report. No definitive policy has been developed by M.U. regarding mandatory sophomore housing. Br. Raulin felt nothing would be decided in the immediate future. Br. Raulin presented the 2006 Hal Jasper Award to Br. Harris for his past efforts on behalf of the chapter. A complete article is included in the upcoming Pikes' Peak.



- The meeting was adjourned at 2:30 p.m., so that the Trustees could attend the Homecoming cookout hosted by the undergraduate chapter.

**TREASURER'S REPORT**  
Budget Total Year vs Actual 2006/2007

7/24/2006 -10/02/2006      7/31/2007

Category Description	Actual	- Budget	Difference
Discretionary			
PKA CAMPAIGN EXPENSE	0.00	-5,000.00	5,000.00
TOTAL Discretionary	0.00	-5,000.00	5,000.00
Income			
PKA Alumni Deposits	1,795.00	0.00	1,795.00
PKA CHAPTER DEPOSITS	-300.00	0.00	-300.00
PKA CHAPTER RENT	49,200.00	98,400.00	-49,200.00
PKA INT. EARNED-SAVINGS	23.65	24.00	-0.35
<b>TOTAL Income</b>	<b>50,718.65</b>	<b>98,424.00</b>	<b>-47,705.35</b>
Mandatory Expenses			
PKA Alumni Expenses	-5,728.05	0.00	-5,728.05
PKA INSURANCE	0.00	-8,500.00	8,500.00
PKA MISCELLANEOUS	-5.00	-588.00	583.00
PKA MORTGAGE INTEREST	-6,140.64	-24,552.00	18,411.36
PKA REAL ESTATE TAXES	-4,613.87	-9,230.00	4,616.13
PKA REPAIRS MAINTENANCE	-4,827.21	-6,000.00	1,172.79
PKA SERVICES	-215.95	-684.00	468.05
PKA SUPPLIES	0.00	-60.00	60.00
PKA UTILITIES-GAS ELEC WATER			
ELECTRIC	-2,399.00	-8,400.00	6,001.00
GAS	-71.15	-10,020.00	9,948.85
PKA INTERNET SERVICES	0.00	-650.00	650.00
WATER SEWER RUBNISH	-673.04	-8,796.00	8,122.96
Other PKA UTILITIES-			
GAS ELEC WTR	0.00	-300.00	300.00
TOTAL PKA UTILITIES-			
GAS ELEC WTR	-3,143.19	-28,166.00	25,022.81
<b>TOTAL Mandatory Expenses</b>	<b>-24,673.91</b>	<b>-77,780.00</b>	<b>53,106.09</b>
<b>OVERALL TOTAL</b>	<b>26,044.74</b>	<b>15,644.00</b>	<b>10,400.74***</b>

\*\*\* This represents anticipated cash available over the projected budget. We currently still have a note payable to National PKA for \$10,000 plus \$900 in interest charges. Any and All Discretionary expenses will have to come from Alumni Donations. We currently have approximately \$4600.( See Balance Sheet Savings)

Account Balances - As of 10/2/2006

10/2/2006

Account Balance

Bank Accounts

DODD HALL-CHECKING	35,232.10
DODD HALL SAVINGS-SAVINGS	15,649.03
TOTAL Bank Accounts	50,881.13

Asset Accounts

BUILDING IMPROVEMENTS-PKA HOUSE	115,533.00
FURNISHINGS-PKA HOUSE	15,754.30
LAND-PKA HOUSE	42,500.00
PKA BUILDING	751,277.00
TOTAL Asset Accounts	925,064.30

Liability Accounts

Insurance Claim-Platinum Restoration	0.00
PKA BUILDING Loan-MORTGAGE	-298,818.19
PKA National	-10,000.00
TOTAL Liability Accounts	-308,818.19

OVERALL TOTAL 667,127.24

Talking points for Financials 10/02/06

- Alumni \$4500 Balance Additional \$920 to be deposited
- Past summer Alumni contributions totally used up for Repairs/Maintenance, RealEstate Taxes, Utilities And Pennington Alumni contract total \$10500.
- Due to only 21 living in the house in single rooms, Dodd Hall will be looking at a break even without any funds for major renovations ( Bathrooms etc) this year.
- Dodd Hall will need to raise room rents to \$2900 a room per semester if occupancy remains at 21 singles. This will give DH the necessary funds to continue with normal operations and needed annual repairs and improvements \$15000- \$20000.
- DH needs to pay off loan to PKA National of \$10000 plus accrued interest of \$900.
- Chapter will need to start funding any repairs and maintenance caused by damage or misuse ie. Tables ,fire alarms. Plus we will require a deposit escrow from the chapter in advance of each semester of \$2000 .
- Our combined financial picture can only be improved by working together to insure an increased house occupancy 30+ and a summer occupancy 10-12 if possible. It is our feeling that the only way this can happen is to make living in the house at least a two year commitment .
- Thru good stewardship this will enable us to make further changes and needed space to improve the house for the future.

These are my thoughts for interaction with the chapter. I'm sorry I can't make this important meeting but will be with you in the bonds.

## Undergraduate President's Report

Greetings Pike Alumni, I hope everything finds you well this year. We here at Delta Gamma of Pi Kappa Alpha have been making great progress this year. We have finally completed the process of turning the house around and are now aggressively moving forward to bring back the glory of old to the Delta Gamma chapter!

For the first time in as many years as I can remember we are actively taking a role in academics stressing the importance of scholarship. Our new scholarship chairman sophomore Ross Farnsworth, my grand little, has instituted 2 weekly study table sessions that are attended by brothers as well as our fall '07 pledge class, stressing the importance of good grades and scholarly behavior. The Delta Gamma chapter is actively seeking to achieve our goal of having the highest GPA among the greek community here at Miami (no...Miami of Ohio because Miami was a college when Florida still belonged to Spain).

Again, for the first time in as many years as I can remember we are actively pursuing the institution of a house philanthropy. Junior Ryan McCarthy has put together a philanthropy committee and are currently researching philanthropies for Delta Gamma to throw our considerably weight behind. We have actively been participating in other Greek community philanthropies, a first for PIKES at Miami in quite some time. We have many undergraduate brothers who are ready and willing to give back to the community here in Oxford. We are planning to have philanthropy in the works by Spring Semester '07. Any support or ideas for philanthropy can be sent to [burchmd@muohio.edu](mailto:burchmd@muohio.edu). We are looking forward to next year and a new philanthropy that will benefit the Oxford community.

The fall pledge class is doing well; unfortunately we only have 3 pledges this fall due to some gentlemen backing out at the last minute. However, we expect great things from our current pledge class who are proving themselves to be true Pikes who will contribute much after their initiation in the next 3 weeks. Our rush chairman, Junior Scott Booze, my little, has been aggressively rushing freshmen all year. We are expecting a pledge class for Spring '07 of 28-35 solid gentlemen. This will put our undergraduate membership around 80-85 members, currently we are 50 strong. Again, we are no longer replacing old members, instead we are building a strong, cohesive chapter that will once again dominate the Greek community here at Miami. We look forward to seeing our alumni brothers at Homecoming the weekend of 7 October!

Recently a group of 20 alumni from the 70's visited the house and had a great time cooking out and socializing with the undergraduate brothers, watching puddle-pull practice and bandstand practice. We would like to thank them for their visit and the great stories of the glory days of yesterday. Unknowingly they have had a significant influence on the house just by coming by and inspiring the undergraduate brothers to keep up their hard and diligent work to make PIKE the strongest chapter on campus. We strongly encourage all alumni to come and share with us their experiences and considerable knowledge.

### **TREASURER'S REPORT**

1. Collection Status-98%
  - a. One member with \$265 left on payment plan
  - b. One member expelled due to lack of payment.
2. \$200 was raised by the brothers selling programs at the football game
3. As of October 5, 2006 the fraternity had \$14,130.18
4. Spring Formal damage paid
5. House made \$960 donation to the Phi Phi Kappa Alpha Club