

2013 Annual Report

**COMMUNITY HOMES
OF PATAGONIA, INC.**
Diversity has a home here

CHOP Vice President and Treasurer, Ken Morrow, Completes Third Consecutive Term

At CHOP's upcoming Annual Membership Meeting, Ken Morrow will have completed his third consecutive term on the Board of Directors. As per the bylaws, Ken will get a well-deserved one-year hiatus from serving on the Board. Since January of 2009, Ken has served as CHOP's Treasurer. The organization has been most fortunate to have the participation of such a competent, reliable person who is a whiz with numbers and details. In 2013 Ken also served as CHOP's Vice President. Whatever the assignment or task - conducting a meeting, presenting a report, evaluating properties, speaking to community members, raising funds, etc.- Ken has always shared his insight, interest, and enthusiasm. He has also been willing to share his physical energy on home repair projects, at fundraising events, and during Patagonia Town functions such as the Fall Festival and Fourth of July. Some Board Members will certainly agree that one of Ken's most memorable moments was his facilitation of "Chicken Bingo" at CHOP's March 2012 Carnival and Cake Walk Fundraiser! Thank you Ken for having such a positive impact on the community's affordable housing work. CHOP looks forward to your continued support as a Member in 2014.



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Thank you to all of the Annual Appeal Donors:

John & Mary Chapin	Annie & Michael Waits	Michael Stabile & Kathi Noaker
Lawrence & Maria Denicke	Joseph Nitsche & Judith Mills	Adrienne Halpert
Robert & Mary Parr	Gerald Rodman & Ann Gosline	Holder Family Trust
Martin Levowitz & Kathryn Schrag	Odell Borg, High Spirits Inc.	Gary & Rita Gay
Jean Miller	John & Caroline Walsh	Gary Stolte & Pamela Miles
Christina & Fred Wilhelm, Santa Cruz Foundation for the Performing Arts		
David & Barbara Ellis	Sandra Powell	Lila Davison & Tod C. Bowden
Tam & Sue Scott	Gamaliel Leyva & Janet Herron	Judith Whitcomb
Janet Palmer	Janie & Clint Trafton	German & Bea Quiroga
Robert Brandt & Anne Townsend	Meg Gilbert & Julie Holding	Bernice Pomeroy
Connie & Russell Upstill	Frances Russell & George Proctor	Carrel Conley
	Lee & Ann Katzenbach	

SPECIAL THANKS to: Serena Buss, Anu Krzys, Janie Trafton, Ken Morrow, Kathy Morrow, Elvia Gallaher, Kelley Gallaher, Gama Leyva, Janet Herron, Joe Nitsche, Judy Mills, Kazz Workizer, Ann Mihalik, PABA, PRT, PRCF, KPUP, Town of Patagonia, Lars Marshall, Carolyn Shafer, and Clare Bonelli for supporting CHOP's participation at the Earthfest, 4th of July, and the Fall Festival celebrations! THANK YOU Kelly Keller of Cyber-FX Design for all of your work on CHOP's website! THANK YOU Jessica Cobb for your Board Scribe services!

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COMMUNITY HOMES OF PATAGONIA January 25, 2014 1:00PM Thurber Hall Annual Membership Meeting AGENDA

1. Welcome
2. Nomination and Election of Board Representatives
3. Approve January 26, 2013 Board Meeting Minutes
4. Membership Dues
5. Adopt Bylaw Changes
6. Plans for 2014



01/26/2014



Standing from left to right: Sandra Powell, Molly Phinny, CHOP Director, Anu Krzys, Pat's Gas owner, Charlie Montoy, and seated friends

It Takes a Community

Local resident, Rhonda Brew, received help with a bathroom repair via CHOP's Home Repair Program. Thanks to a grant from the Patagonia Regional Community Foundation (PRCF) and CHOP Director, Anu Krzys, who provided the labor, the project was completed; or so it was thought. The cause of the deterioration was a leaking roof. With the Summer rains approaching, a solution was needed. Community residents Molly Phinny, Sandra Powell, and Pat's Gas owner, Charlie Montoy joined with Anu in a fundraising brainstorm for a roof replacement. After a few phone calls and the placement of a coffee can for donations at the gas station, \$2,185.00 was raised for roofing materials. Volunteers made the repair. CHOP was able to act as the fiscal agent for all of the generous donations. Needless to say, Rhonda was greatly appreciative for all the support from this wonderful community.

In 2013 other grateful Patagonia residents receiving needed repairs with the help of the PRCF grant were Andrea Sanchez and family (roof repair) and Ana Murietta (bathroom fixtures). CHOP donations were also used for Socorro Jurahui and Irene Smith's new front porch ramp. Thank you to Stuart Evans, Richard Rivera, Bart Young and Anu Krzys for sharing their construction skills. In addition, thank you to Victor and Carmen Castro, Clint and Janie Trafton, and Tod C. Bowden for their volunteer labor. Also, thank you to Pastor Clare and Father Bill for identifying local housing needs. And finally, a special thanks to CHOP Board Directors, Gilbert Quiroga and Anu Krzys, champions of the CHOP Home Repair Program.



Property Acquisition/Project Development Team

This past year CHOP's Property Acquisition Committee has researched various in-Town properties and made recommendations to the Board of Directors on which one(s) to consider for purchase. Special thanks to Ted Piper for sharing his perspectives with the Committee! The Board has identified two properties for consideration and made contact with the property owner. The owner has suggested that CHOP make an offer. As pre-requisites to making such an offer, the Board has required CHOP to form a Development Team that is willing to plan, design, and see to completion an affordable home project. Also, the Board has required, at a minimum, the doubling of CHOP's Property Acquisition Fund. In principle the following have agreed to be members of the Development Team: Architect, Arturo Vazquez, Contractor, Ted Piper, Permaculture Consultant, Kate Tirion, Patagonia Town Manager, David Teel, Attorney, Greg Droeger, Funding Strategist, Lynn Davison, CHOP Board Liaison, Anu Krzys, and Team Coordinator, Tod C. Bowden. Thank you all for your support. There are still many pre-purchase-offer planning steps to be accomplished. Please join us at the January 25th Annual Membership Meeting to learn how you can help.



CHOP Board Director, Gama Leyva with his wife, Janet Herron

Inside Story Headline

CHOP wants to thank Board Director, Gama Leyva, for his service to CHOP in 2013. Gama has decided to step down from the Board due to time constraints. In addition to his Home Inspection business, Gama has been actively involved in various community organizations, including the Mountain Empire Rotary. Gama has been a tremendous asset to CHOP's 2013 fundraising success. His insights and personality have made a positive impact. CHOP is fortunate that Gama will continue to share his expertise with us.



CHOP Board Director, Joseph Nitsche

In October Patagonia resident, Joseph Nitsche, was elected to CHOP's Board of Directors. Joe and his wife, Judy Mills, enjoy living in Patagonia. Although they are recent residents, Joe and Judy have already generously supported many local organizations. Joe, having a legal background, has contributed mightily to a review of CHOP's Bylaws and other written documents. CHOP welcomes Joe and looks forward to his continued presence on the Board.

Musical “Fun”draiser

Christina Wilhelm, Executive Director of The Santa Cruz Foundation for the Performing Arts (SCFPA), presented “Music In the Key of Tea”, on Saturday, April 20th, at the home of Patagonia resident, Sandra Powell, located in Rail-X Ranch Estates. The fund raising event’s proceeds benefited Community Homes of Patagonia.

While participants enjoyed tea and food, Christina shared her knowledge of the traditional afternoon tea, as she performed a fine selection of piano pieces and engaged listeners in the art of “comprovisation”. Sandra Powell’s beautiful home and the surrounding scenery enhanced the relaxed, transformative feeling of the event .

Prior to gathering for tea and music, participants had a chance to view silent-auction items. At the tea’s conclusion, auction and raffle winners were announced, followed by a champagne reception.

CHOP’s Board of Directors and Members want to thank Christina, SCFPA, and Sandra for all of their support. Also, special acknowledgment goes to Kelley Gallaher, Barbara Smith, Kathy Morrow, and Joe Coniff, for helping with set-up and food preparation. And, of course, all of the participants for their contributions to CHOP.

Special thanks to Janie Trafton, Elvia Gallaher, Gama Leyva, Ken Morrow, Lila Davison, and Peter Lockwood for helping to facilitate the event.



Christina Wilhelm, Executive Director of Santa Cruz Foundation for the Performing Arts

CHOP Board Moves Forward at Retreat

The following is excerpted from CHOP President, Janie Trafton, ‘s submission to the September 2013 issue of the Patagonia Regional Times: “On August 11 Community Homes of Patagonia (CHOP) board members participated in a "Setting Directions Board Retreat". Retreat facilitator Lynn Davison did an excellent job of guiding our board’s progress toward building board member relationships and defining our expectations for two and ten year results. She also helped us determine primary strategies and assisted us in outlining an action plan with expected results. Janie Trafton, Ken Morrow, Elvia Gallaher, Gama Leyva, Gilbert Quiroga, Anu Krzys, and CHOP guiding leader Tod Bowden attended.” Thank you Lynn for sharing your talents with CHOP and making an impact on the Patagonia community’s affordable housing work.



Standing, Lynn Davison facilitates CHOP’s August 2013 Board Retreat in Cady Hall. Seated are Board Directors Ken Morrow, Gama Leyva, Gilbert Quiroga, Anu Krzys, and active Member, Tod C. Bowden. CHOP’s President, Janie Trafton, took the photo.

January 25th Annual Membership & Board Meetings: Bylaw changes need approval

On Saturday, January 25, 2014 CHOP will hold its Annual Membership Meeting (please see the agenda on the front page of this Annual Report) at 1:00 PM in Patagonia Community United Methodist Church’s Thurber Hall located at 387 McKeown Ave. in Patagonia. The Annual Board of Director’s Meeting will immediately follow the Membership Meeting. The community is invited.

We are asking as many Members as possible to attend the meeting, not only to elect two Directors to the Board, and decide Dues policy, but also to approve the proposed changes to CHOP’s Bylaws. There will be time during the meeting to review the changes prior to deciding for or against approval. The proposed changes will eliminate category designations for both Board of Directors and Membership. This proposed simplification would allow the Board to fulfill quorum requirements more efficiently at monthly Board Meetings, and streamline the process of nominating and electing Board Directors at Annual Membership Meetings. If you want to discuss the specific Bylaw changes please contact us. Remember you can view the current CHOP Bylaws on the website: www.chopatagonia.org on the “Documents” page.

There are two positions on the Board of Directors for the Members to elect. Current nominees are: ANU KRZYS & TOD BOWDEN. Additional nominations may be made at the Annual Membership Meeting prior to the election process. We look forward to your participation this year! Thank you.



**COMMUNITY HOMES OF PATAGONIA,
INC.**
Diversity has a home here

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CHOP is an independent, 501c.3 nonprofit community housing trust. Donations are tax-deductible to the extent allowed by law. Please contact us for information on giving.

CHOP Board of Directors

Janie Trafton - President
Ken Morrow - Vice President/Treasurer
Elvia Gallaher - Secretary
Anu Krzys - Director
Joseph Nitsche - Director
Gilbert Quiroga - Director

We're on the Web
www.chopatagonia.org