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TO COME ...**



Meeting Minutes

A meeting of HSCF GC was held on Jan 9th, 2022, in the HSCF boardroom. It began at 10:00 AM and was chaired by Dr. Sampathkumar Shanmugam.

Attendees included:

Dr. Sampathkumar Shanmugam
Mr. T. Madanagopal
Mr. Kishore Nagamandla
Mr. Pradeep Vedi
Mr. Deepak Aggarwal
Mr. Mahesh Kapadia
Mr. Dinendra Singla
Mr. Thulasi Krishna Bojji
Mr. Prashanth Saoji
Dr. Sambasiva Mangalampalli
Mr. Balaji Kottapak
Mr. Viren Chouhan
Mrs. Mala Karkhanis
Ms. Pratyusha Reddy

Members not in attendance included:



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Agenda:

- Prayer
- Call to Order
- Approval of Agenda
- President's Report
- Vice President's Report
- Treasurer's Report
- Secretary's Report
- Religious Committee's Report
- Programs Committee's Report
- Communications Committee's Report
- Fixed Assets Committee's Report
- Maintenance Committee's Report
- Education Committee's Report
- Canteen Committee's Report
- Social Service Committee's Report
- Past President's Report
- Patron Member's Report
- Any Other Business
- Adjournment

Main Motions:

Following Motions are made to amend the previous senior housing criteria made by HSCF GC:

Madanji made a motion to remove the primary residence by the buyer criteria for senior housing, and motion is approved.

Deepakji made a motion that buyers cannot rent their home, and motion is approved.



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Dinendraji made a motion to keep it "vacant criteria is removed for senior housing", and motion is approved unanimously.

Madanji made a motion to remove the criteria, Buyer should homestead the house within the first year of residence and the motion is approved unanimously.

Madanji made a motion that non member buyers have to become a temple trustee member before the buyer sign the purchase contract and, motion is approved unanimously.

Kishoreji made a motion to appoint Pratyushaji as Program committee chair and the motion is approved unanimously.

Discussions

Dr. Sampath presented his report and started with the discussion of creating a GC calendar. We discussed the Program committee report and decided that from Jan to March the programs will be conducted virtually from January to March due to the increase in Omicron cases. The Volunteer Appreciation Day will be moved to April.

Sampathji distributed the priority list to GC and mentioned that the priority list will be shared with all the buyers so that any errors could be corrected.

Prashanthji and his committee devised the criteria for determining who is eligible to buy, but, the feedback from the community is it's too strict to buy so I wanted to Prashathji to lead the discussion.



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Prashanth ji responded that we didn't have homestead requirements at first, but Sambaji and GC recommended adding them later. Now, all of the trustees and higher membership categories wanted to buy the house, but they said they couldn't since they couldn't file for homestead exemption.

Some of our trustees refuse to seek for homestead status. We intended to sell these residences as soon as possible when we spoke with Sureshji about all of this. If we don't sell, we'll have to open it up to everyone. Then there's a chance we won't be limited to selling only to our members. Before it goes public, we have to sell it to all of our members.

If we stick with this criteria, we may not find the buyers to sell 37 homes. If we change the criteria, it may become investment property.

Malaji mentioned that we did a survey who signed up the initial list. Buyers are interested, but they don't want to use it as their primary residence; instead, they want to utilize it as a secondary residence. We technically have no control over the primary or secondary house once you sell it. GC discussed on the primary and secondary house criteria.

Sampathji went through the senior housing criteria list of each and every step.

Partial List of Terms for purchase:

1. Preference will be given to HSCF Members
[GC Confirmed ok](#)
2. Within the members the order of preference will be as follows:
 - a. Patron Members
 - b. Premium Members



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- c. Trustee Members
 - d. Life members
- GC Confirmed ok

3. Once purchased, this home must be maintained as a primary residence by the buyer.

Madanji made a motion to remove the primary residence by the buyer criteria and motion is approved.

4. The Buyer will need to own this home for a minimum period of three years. (Unless there are any calamities/ grave circumstances) GC Confirmed ok

5. One family can buy only one home in the community.
GC Confirmed ok

6. The Buyer cannot rent this home or keep it vacant.
Deepakji made a motion that buyers cannot rent this home and motion is approved.
Dinendraji made a motion to keep it vacant criteria is removed and motion is approved unanimously.

7. In case of resale, the owner should sell their house to an eligible qualified member of HSCF.
GC Confirmed ok

8. Anyone interested in buying a house will have to deposit \$15,000.
GC Confirmed ok

9. If a house is allocated to a person, their deposit will be non-refundable.
GC Confirmed ok



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10. Buyer must be 55+
GC Confirmed ok

11. Buyer should homestead the house within the first year of residence.

Madanji made a motion to remove this criteria and motion is approved unanimously.

12. In a case where the owner passes away, and their next of kin gains ownership but does not come in the 55 or above age bracket, they will have to sell the house to an eligible qualified HSCF member.

GC Confirmed ok

13. If the number of eligible applicants exceeds the number of the houses available, the following criteria will be used:

1. Preference will be given to those based on a point system.
 - a. Patron members: 4 points
 - b. Premium members: 3 points
 - c. Trustee members: 2 points
 - d. Life members 1 point
2. An additional point will be given to those who served on the HSCF committees and board, an extra point for each term served. (Ex: If they served for 3 terms, they will be awarded an extra 3 points)
3. If it comes down to decision-making within a member group (ex: within trustee members), preference will be given to the person who has been a member for a longer period.

GC Confirmed ok



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14. In case all the homes are not sold, non-members will be given an opportunity to become a member and qualify to purchase a home.

GC Confirmed ok

15. Priority will be given to existing Patron, Premier and Trustee Members. GC Confirmed ok

Madanji made a motion that non member buyers has to become a temple trustee member before the buyer sign the purchase contract and, motion is approved unanimously.

Sampathji mentioned that we will be having a townhall meeting Jan 22nd.

Kishoreji mentioned that Pratyushaji has applied for Program committee chair position and, Sampathji introduced her to the GC. Pratyusha introduced herself to the GC.

Kishoreji made a motion to appoint Pratyushaji as Program committee chair and motion is approved unanimously.

Samba garu prepared the Patashala rental agreement and went through in the GC. He shared a copy to GC.

Adjournment:

Meeting was adjourned at 11:45 AM by Dr. Sampathkumar Shanmugam.

Kishore Nagamandla

Kishore Nagamandla
Secretary GC, HSCF

01/09/2022

Date of approval