

THE ALPHA OMEGA GRADUATE ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
APRIL 26, 2008

**AOGA
MEMBERS
PRESENT:**

Tim Adams '88, John Cassese '76, John Clark '79, Matt Dixon (Section Chief) OWU '99, Dan Hall '89, Mike Hennessy '89, Tom Lammers '74, John Petrone '67, Chris Moehring '74, John Rotunno '92, Ken Sechler '71, Ron Sages '73, John Trombley '69, Rob Valoric '88, Rick VanCure '74, Charlie Weckman '93 , Jerry Winkler '90.

**UNDERGRADUATE
MEMBERS
PRESENT:**

Jared Glaser '10.

**MEETING
CALLED
TO ORDER:**

The Annual Membership Meeting of The Alpha Omega Graduate Association, Inc. (AOGA) was called to order at Bentley Hall, room 124, on the campus of Ohio University, in Athens, Ohio by President Jerry Winkler '90 on Saturday, April 26, 2008. The time was approximately 1:10pm.

AOGA President, Brother Jerry Winkler '90 welcomed everyone with general opening comments. President Winkler pointed out that it had been a difficult year for the Chapter but the AOGA Board was committed to trying to work through situations as they might arise. Brother Winkler outlined to the members present that among the primary items needing attention in the meeting were the financial report and general budgetary concerns, general ongoing issues regarding filling the Chapter House.

**RECORDING
SECRETARY'S
REPORT:**

Brother Tim Adams reported that the meeting minutes from the previous meeting held in January were distributed. Members were given an opportunity to review the minutes and asked for additions or corrections by President Winkler. Brother Adams noted that the meetings from the previous April 2007 Annual Meeting were approved at the January 2008 meeting of AOGA. In the interest of time it was agreed that the distributed minutes would not be read aloud and the question was called if there were additions or corrections to these meeting minutes of the Alpha Omega Graduate Association. Hearing no additions or corrections a motion was entertained to approve the meeting minutes of the Alpha Omega Graduate Association.

**APPROVAL
OF MINUTES:**

MOTION FOR APPROVAL: Brother Michael Hennessy '89 moved for approval, Brother Charlie Weckman '93 seconded the motion. The meeting minutes were unanimously approved by voice vote.

**FINANCE
REPORT:**

Brother Charlie Weckman covered budget authorizations versus actual expenditures. Brother Weckman reported that in the past year several items were "out of line" with expected costs. Repairs to the House were noted to be a cost center in the past year. Among those items "out of line" were the cost of operating the kitchen/board club component of the House operation. It was pointed out that actual payroll expenditures appeared to be over cost but would come back into line, catch up and be at 100% by Spring Quarter. The current Undergraduate Cabinet was sent to Fiji Academy in Saint Louis, but is not reflected at a cost of \$915. It was reported that the Scholarship program would come into line to 100% of the budgeted amount by Spring Quarter.

Additionally, additional costs were incurred related to ongoing bathroom clean-up and sanitization. This item was reported under capital improvements. The current vendor had been behind in billing and Brother Weckman reported that the billing would be catching up. Brother Weckman indicated that the Undergraduates preference would be to "get away from" the current cleaning service.

Equipment maintenance was reported to be far out of line at 196% of budgeted due to the unexpected cost of a disposal that had to be rebuilt over Winter Break. The meal plan actual costs were also reported to be out of line. Brother Weckman stated that a meeting was held earlier in the day with the busboys and that Janet would be taking steps to help bring the board plan into line with budget. Brother Weckman stated that he had also met two weeks prior to the meeting with Janet. A major issue that was cited was the sudden escalation of food costs, including but not limited to grain, milk, eggs and other commodities. Other issues related to loss in the board club area were some limited over preparation, spoilage and out of house individuals consuming food. It was stated by Brother Winkler that supplier costs are difficult to control due to the limited number of suppliers available for the style of operation that exists within Alpha Omega Graduate Association.

Brother Weckman also reported that the cost of steam heat was up slightly, about \$100 per month, from what was expected. During the Profit and Loss by Class discussion, Brother Weckman noted an item of \$19K in the AOGA Physical Plant equipment, which he stated was for the kitchen, and is a large item. Brother Weckman continued by mentioning that the cost of operation of

the Website, around \$15K dropped to approximately \$3K, which was primarily due to development costs. Brother Weckman stated that accounts receivable were down to approximately \$20K. Undergraduate security deposits were reported at \$10,979, which is an amount in the income column that is, for the most part, planned to be refunded as of the time of this meeting. Total expenses, Year To Date, are approximately \$205K.

Brother Weckman stated that Accounts Receivable on the balance sheet were actually down to around \$20K as of the time of this meeting, from the \$38K that was listed on the sheet presented. This is an item that Brother Weckman stated he is continuing to make efforts to collect. Six Undergraduates currently living in the House were reported to be outstanding as well as several other contracted Undergraduate Brothers currently in France/Europe. Brother Weckman stated that Winter Quarter was entirely “caught up.” It was related that 39 undergraduate Brothers currently were residing in the Chapter House. A mention was made of the bathrooms being flooded and that attempts to determine the responsible parties do occur, since damage such as ceiling tile damage occurs.

It was noted that only one undergraduate Brother was present for this meeting of the AOGA. Several Graduate Brothers pointed out existing by-laws and the recognition that Undergraduate Brothers have made a two-year commitment to live in the Chapter House, which is not being honored by all Chapter members.

An extensive discussion took place among the members present about difficulties filling the Chapter House with the Chapter size being sufficient and the inter-relation to the AOGA Operating Budget. Brother Winkler pointed out that the ideal situation is currently to obtain 47 contracts, which are for the entire academic year, Fall through Spring Quarter. Brother Weckman informed those present that he had spoken with University Officials and that both Campus Life and Chubb Hall have to approve release from dorm contracts to live in Fraternity Housing. He explained that the University normally only approves this for organization officers and house managers. It was also discussed that students sign multi-year contracts with private off campus housing vendors. It was stated that at present the University charges \$2772 per quarter for a double occupancy room with a 20-meal plan. Brother Weckman states that the current room & board cost at Alpha Omega Chapter House is \$2700 and the initial proposal today is to elevate the quarterly fee to \$2750 for the coming academic year.

With Brother Jon Rotuno '92 taking position at a chalkboard in Bentley 124, the members present worked through a discussion of various budget scenarios and debated at what level room rates might need to be set, in order to meet financial obligations. It was mentioned that Alpha Omega Graduate Association had strived through the years to remain competitive with current market rates in Athens and with the room/board rates charged by Ohio University. Brother Winkler pointed out that if the current number of contracts is at the presently expected number of 42 for the coming year, revenues would be short by approximately \$33K. He continued to explain that if we increased the fee by \$50 dollars additional revenue of approximately \$6K would be achieved, and would slightly downwardly revise the \$33K figure. The possibility of converting certain rooms to singles at a higher rate was discussed, since a lower number of contracts than necessary to fully fill the Chapter House was expected for the coming academic year.

Brother Weckman mentioned that he was prepared to offer a resolution for a parlor fee and explained that out of house Brothers come to the house, drink beverage, use utilities, television, flush the toilets and therefore raise operating expenses. Brother Weckman made the assertion that if the out of house Brothers were driving operational costs in these areas, then it is fair that they should share in the operational costs. It was explained that while there had been parlor fees charged in the past, that no parlor fee was currently being charged. It was explained that Omega Financial reported to Brother Weckman that many chapters charge parlor fees. Assessment of Undergraduate members for shortages to House operational costs due to the Chapter not achieving a full Chapter House were briefly discussed.

The additional issue of out of house Brothers consuming beverages from the soda fountain as well as cable television services in the common room of the Chapter House. The issue of non-residents consumption of board club food was discussed. An initial estimation of a per man room rate of \$2750 per quarter and a parlor fee of \$50 per man is discussed. A lengthy discussion of the room and board rates, as well at the concept of parlor fees ensued. The discussion included consideration of charging an additional amount for Brothers desiring to reside in a single room. Discussions included commentary about the rapidly rising cost of fuel and the effect fuel costs were having on other sectors of the economy, including cost of milk, juice, meat and other foodstuffs. Brother Winkler mentioned that Janet had to order a new lock for the freezer, which had been recently broken off and at the time of this meeting had not yet arrived or been installed.

Brother Winkler explained to Undergraduate President Jared Glaser that what the budget discussions and failure to fully fill the Chapter House mean, in a practical sense, was that it was difficult for AOGA to perform upgrades and improvements to the property when the Undergraduate Chapter members do not meet their end of the bargain by filling the Chapter House.

RESOLVED:

The amount of \$2772 shall be charged per quarter, per man for residing in the Alpha Omega Chapter House at 20 South College Street in Athens, Ohio. Brother John Rotunno '92 moved for approval, Brother Charlie Weckman '93 seconded the motion. The motion was unanimously approved.

RESOLVED:

The charge in the amount of \$50 shall be instituted, per quarter, per man as a parlor fee for the Alpha Omega Chapter House. Brother Tim Adams '88 moved for approval, Brother John Clark '79 seconded the motion. The motion was unanimously approved by voice vote.

**CONTINUED
FINANCIAL
DISCUSSIONS:**

A continued lengthy discussion of the practice of Janet preparing breakfast sandwiches on Friday mornings as a "Friday Morning Meal Plan." This discussion included the concept of out of house Brothers enjoying these services, which Undergraduate President Jared Glaser '10 explained was a key incentive to increase participation of and connection with out of house Undergraduate Brothers. A per man fee of \$50 per quarter was discussed as an assessment for this service. Again, escalating food costs were weighed in balance with a desire to provide services to the Undergraduate Brothers of Alpha Omega. No motion was offered on this item.

A \$75 dollar per man, per quarter assessment was discussed as a method of raising revenue to cover the shortage of contracts to fully fill the Chapter House. Brother John Rotunno suggests that we entertain a motion that for every dollar short that a special assessment be charged to each man in the Undergraduate Chapter. Brother Charlie Weckman states that it would be easier to collect if the Undergraduate Chapter were assessed and that organization be responsible for collecting the revenue from the individual Undergraduate members. General discussion among the members present ensued. No motion was offered on this item and the instruction to Undergraduate Chapter President was to take the discussion back to the Undergraduate Chapter and formulate possible solutions.

**BUDGET
EXPLANATION:**

Brother Charlie Weckman explains that the budget presented for the upcoming fiscal year is based on 43 in House resident contracts, for each quarter at the rate of \$2750 per quarter. He continued to explain that overall the expenditure

numbers are conservative. It was stated by Brother Weckman that there were increases contained in the budget for insurance on the Chapter House which he explained is likely to increase by 5% in the coming year. A budget item was built in to send all 5 Alpha Omega Undergraduate Chapter Officers to Ekklesia. A small increase in the food and beverage line item was included to cover the escalating nature of food costs.

MOTION TO AMEND:

To amend the proposed operating budget to reflect the change in per quarter rates from \$2750 to \$2772 became part of the budget without objection.

RESOLVED:

That the operating budget for AOGA, Inc. be approved as presented and amended. Moved by Brother Rob Valloric '88, seconded by Brother John Cassese, '76. The resolution unanimously approved by voice vote.

RESOLVED:

Subject to the collection of the budget as approved that the Board be authorized to allocate funds for capital improvements, in the current fiscal year, on the House at their discretion.

Moved by Brother Ron Sages '73, seconded by Brother Charlie Weckman, '93. The resolution unanimously approved by voice vote.

INSURANCE REPORT:

It is reported by Brother Jerry Winkler that a review of the insurance policy was undertaken and the policy was upgraded as discussed in the previous meeting to actual replacement value of the Chapter House. This is effective as of the April renewal of the policy. Brother Winkler reports that he has asked the insurance company if there might be a significant reduction in policy cost if we make the Chapter House a non-smoking facility, but that he has not yet received an answer. Currently, he stated, the insurance policy is not based on the Chapter House being a non-smoking facility.

HOUSE REPORT:

explained
feasible
It was

It is reported by Brother Jerry Winkler that upon review the physical structure appears to remain structurally sound. Brother Winkler stated that a potential expense in the near future might be a heating pump. Brother Winkler explained that other than the University that Certified Mechanical is the only plumbing service alternative in town, but that their service is expensive. Brother Winkler explained that the mechanicals of the Alpha Omega Chapter House are aging and future costs in this area may arise. Room upgrades were discussed and it was stated that the 2nd and 3rd floor carpeting, which was recently replaced, is an issue. Damage beyond normal wear and tear was stated to be a concern, but Brother Weckman suggested that compared to the previous year that excessive damage has decreased slightly. Some board members differed with this opinion and it was explained that frequent excessive garbage in common areas,

complaints from parents and sanitary conditions in the bathrooms as well as elsewhere was the reason for contracting with a professional cleaning service.

UNDER-GRADUATE PRESIDENTS' REPORT:

Undergraduate President Jared Glaser '10 reported that Spring Rush netted 7 new pledges for Alpha Omega Chapter. A goal of a Chapter academic accumulative average of 3.0 was set, with the actual accumulative average reaching 2.975 for the Chapter. Brother Glaser indicated that it was his belief that Alpha Omega should receive the President's Cup again this year. The Kace Golf Tournament is reported to have a total of 72 persons playing.

WEBSITE REPORT:

Brother Rob Valloric reported that the new Website went live at the end of January 2008. He further stated that it was "a bit bumpy here and there" using it for Pig Dinner Reservations this year, but that hopefully some improvements would take care of any issues by the next year.

Brother John Petrone '67 asked if there was any possibility that a "running list" could be added on the Website of who is coming to Pig Dinner, which if displayed might encourage other members to attend, particularly if they have not returned for a period of time. Brother Valloric stated that this concept had been recently discussed.

SCHOLARSHIP REPORT:

Brother Jerry Winkler stated that the scholarship information would be updated on the Website as Brother Jeff Cook could not be at the meeting. Brother Winkler continued by stating that Brother Cook did email an update the previous evening, but Brother Winkler was not able to get it printed out to present at the meeting.

PIG DINNER UPDATE:

Brother John Clark '79 reported that Pig Dinner is this weekend! He continued by stating the time and location of dinner for this weekend is Walter Hall with cocktail hour beginning at 6pm and dinner beginning at 7pm

OTHER BUSINESS:

Brother Jerry Winkler stated that the final item of business was to re-elect the cabinet slate. Brother Winkler looked around the room and commented that essentially the persons in the room were the current Board as well as past Board members. He suggested that we need to reach out to try and attract newer members and other members to serve as well. It was noted that Pig Dinner Chair is an appointed position and that Brother John Clark is working with Brother John Rottuno as a team this year with the expectation that Brother Rottuno would assume the duties of Pig Dinner Chairman in the coming year.

Brother John Clark '79 was thanked for his years of service as Pig Dinner Chairman and recognized with a round of clicks.

RESOLVED:

That Brother John Rottuno be appointed to the position of Pig Dinner Chairman for the coming academic year of 2008-2009. The resolution was moved by Brother John Clark '79, Brother Tim Adams '88 seconded the motion. The resolution was passed by unanimous voice vote.

RESOLVED:

That, the following slate of Officers and Directors be elected to The Alpha Omega Graduate Association, Inc. Board of Directors:

<i>President</i>	<i>Jerry Winkler '90</i>
<i>Immediate Past President</i>	<i>John Cassese '76</i>
<i>Vice President</i>	<i>John Rottuno '92</i>
<i>Treasurer</i>	<i>Charlie Weckman '93</i>
<i>Recording Secretary</i>	<i>Tim Adams '88</i>
<i>General Counsel</i>	<i>Dan Hall '89</i>
<i>Director/Graduate Relations</i>	<i>Gary Staley '89</i>
<i>Director/Membership</i>	<i>Chris Ferguson '89</i>
<i>Director/Dev. & Scholarship Endowment</i>	<i>Jeff Koch '93</i>
<i>Director/House Operations Committee</i>	<i>Vern Bright '91</i>

Moved by Brother John Clark '79, seconded by Brother John Petrone '67. The resolution was passed by unanimous voice vote.

NEW BUSINESS: Brother Jerry Winkler asked if there was any new business to come before the board for consideration. None was offered.

ROUNDTABLE: Brother Jerry Winkler asked if there were any items to discuss in roundtable. No items were offered.

TIME AND PLACE OF NEXT ANNUAL MEETING: The time and place of the next annual meeting of the Alpha Omega Graduate Association will be at a location to be announced and will be held during Pig Dinner weekend 2009 at our campus here in Athens.

Motion to Adjourn by Brother John Rotunno '92, seconded by Brother Dan Hall '89. Approved unanimously by voice vote. The meeting was adjourned.

Respectfully submitted,

DRAFT
Tim Adams '88,
Recording Secretary
The Alpha Omega Graduate Association, Inc.