

NDMHA News

February 2016

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NDMHA Members,

I would like to welcome all the members in the North Dakota Mobile Home Industry and give you a short update!

This year is clearly going to be a change from what we have had over the past 5 years in our state. With the slump in oil prices, declining crop prices and the final lap to a new US President, things are a bit unsteady to say the least!

With that being said, I would encourage all to do their best on not focusing on the negative and look to the future as the new normal. In the history of the Manufactured Housing Industry, we have seen the up and down fluctuations and yet we've always stayed our course as to provide affordable housing **successfully**. We will continue to do so!

I would like to continue encouraging all associate members to reach out and keep bringing in new members. All those that are affiliated with our industry such as lending institutes, suppliers, home manufacturers, dealerships and park owners, I would like encourage you "Hop Aboard The Team". If you're not a member, I strongly encourage you to join!

When business is good, it's easy to get too wrapped up with success and put our ND Association on the back burner. It's times like these that we need to pull together and rally for each other! There are increasing issues, changes and problems that arise that affect our entire industry. As much as the board strives to stay on top of what is going on, there are times where issues that should of been addressed have slipped through and caused a problem. It is much easier to prevent a problem than to fix it. This is why we all need to work together so we may continue to stay on top of any upcoming issues.

Whether we realize it or not NDMHA has not only fought some of our battles but also benefited our business at some point in the past! With fewer members, it becomes very overwhelming and stressful on the ones fighting battles that benefit the industry. This is also why we need your help! As with most things, you don't know what you have until it's GONE.

If anyone would like to contact myself or a fellow board member to express your thoughts or ideas, I would encourage you to do so. We welcome your input!! Our contact info is located on the website. www.ndmha.com

May we all have a steady and successful new year,

Larry Gullickson
2016 President

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MINUTES OF ANNUAL MEETING
NORTH DAKOTA MANUFACTURED HOUSING ASSOCIATION
JANUARY 13, 2016

The Annual Meeting of the North Dakota Manufactured Housing Association was held at the Radisson Hotel in Bismarck, North Dakota on Wednesday, January 13, 2016 beginning at 9:30 a.m. The agenda is attached as Exhibit A.

President Roger Van Raden presided as chairman of the meeting.

The meeting was called to order. A quorum was present. The meeting was open for business.

EXECUTIVE SESSION

It was moved by Ron Mitzel, seconded by Corey Theis, and unanimously carried that the minutes of the Annual Meeting held January 14, 2015 be approved.

Roger Van Raden presented the Treasurer's Report, attached as Exhibit B. It was moved by Tom Wilkie, seconded by Corey Theis, and unanimously carried that the Treasurer's Report and all disbursements made from January 1, 2015 to December 31, 2015 be approved.

Roger Van Raden presented the nominations from the Nomination Committee for the Board of Directors positions expiring this year. The nominations were Corey Theis, Tom Erie, Dan Masseth and Lance Kennedy for At-Large Directors. Larry Gullickson was nominated for the Park Operator position. Dan Masseth indicated he would like to withdrawal his nomination. The floor was opened for further nominations. It was moved by Kent French, seconded by Larry Gullickson, and unanimously carried to nominate Tim Heptig with *Iseman Homes* for the At-Large Director position. The floor was opened for further nominations.

It was moved by Ron Mitzel, seconded by Kent French, and unanimously carried that nominations cease and unanimous ballots be cast for Corey Theis, Tom Erie, Tim Heptig and Lance Kennedy for At-Large Directors and Larry Gullickson for Park Operator Director of the North Dakota Manufactured Housing Association for a two-year term.

GENERAL SESSION

After much discussion regarding membership and the annual membership meeting it was suggested NDMHA lengthening the Membership Meeting to a day and a half. NDMHA will reach out to Rory Hoffmann with the *Department of Commerce* to question if an inspector/installer training can be held in conjunction with NDMHA's meeting. NDMHA will look into holding breakout sessions for park operators, dealers, finance and etc. The Board will discuss topics and speakers at that March 10, 2016 Board Meeting. There was an overwhelming positive response to Troy Seibel's Fair Housing presentation. Troy has committed to returning to the 2017 Annual Membership Meeting to speak in more detail about Fair Housing.

Jim Farnsworth reported the *Bismarck City Commission* accesses manufactured home parks as commercial and not residential, which have caused special assessments to be, double that of a single family home. The *City Commission* was very reluctant to address the issues and concerns regarding the unfair special assessment tax. Myron Atkinson from *Tatley Meadows* has helped NDMHA Immensely with this issue and

has been an outstanding spokesperson for the manufactured housing industry in North Dakota. Myron presented numerous facts and statistics to the *Bismarck City Commission*. The special assessment tax has been changed from a factor of 2 to a factor of 1.5. However, NDMHA would like manufactured homes to be treated that same as stick built homes. Currently special assessment taxes are handled differently throughout the State. The North Dakota Senate is requiring every city with a population over 10,000 to hold a hearing addressing the issues and concerns regarding the unfair special assessment tax. Kent French, Larry Gullickson and Jim Farnsworth reiterated that this issue is not just a Bismarck issue this is a State wide issue. NDMHA will be introducing legislation during the next legislative session which would treat manufactured homes the same as single family homes.

Kent French reported that manufactured housing is no longer considered affordable housing. Government subsidized housing a.k.a workforce housing is now considered affordable housing. The Government is also considering implementing an additional tax for affordable housing subsidizes/workforce housing in addition to property tax. This additional tax would help fund apartment buildings and multifamily complexes but not manufactured housing.

Larry Gullickson questioned if there was way to track vacancy percentage on manufactured homes. Jim Farnsworth sits on the Board of the *North Dakota Housing and Finance Agency* indicated he would research and report his finding back to the Board.

Lance Kennedy reviewed NDMHA's online advertising campaign, attached at Exhibit C. Lance would like to update and improve the websites functionality this year. Lance indicated he would be researching other advertising alternative other than *KKBold*. NDMHA will not be running a per click campaign, google ads or do targeted ads in 2016. Lance will contact *KKBold* to set up website training via webinar for NDMHA members in late February or early March.

Rory Hoffman with the *Department of Commerce* indicated during the last fiscal year, out of 753 new home sets only five formal complaints have been filed with the Department of Commerce. Rory indicated there are currently 132 licensed installers and 30 licensed inspectors. A letter will be sent the middle of February with the dates and locations of the upcoming refresher courses for inspectors and installers for 2016. Individuals who completed the online course will be asked to attend a new installer training course to become familiar with State Rules and Regulations.

Troy Seibel, *Labor Commissioner* with the *North Dakota Department of Labor and Human Rights* presented an overview of the North Dakota Housing Discrimination Act which prohibits discrimination in the sale or rental of housing because of a person's race, color, religion, sex, disability, age, familial status, national origin, or status with respect to marriage or public assistance. There was much discussion regarding 55 and older developments, services animals and assistance animal issues.

There being no further business to come before the membership, it was moved by Tom Wilkie, seconded by Tom Erie, and unanimously carried that the meeting be adjourned.

Dated this 13th day of January 2016.

Date of certification of these minutes.

Roger Van Raden
2015 NDMHA President