

BETA BITES

SPRING 2008 EDITION

BETA-XI OF KAPPA SIGMA – UC BERKELEY



A Note From the House Corporation

The house renovation is largely completed after 50 some years of very hard use. The budget is completed for Fall '08 and puts us in a positive position. With actives and boarders we will be able to pay all normal bills plus debt service and leave a surplus of about \$13,000 per semester for future capital improvements or debt retirement.



The floor downstairs has been completely redone as well as a badly needed new paint scheme throughout the interior.



However, as previously mentioned, there is still some work to be done on the house. The bedroom windows and increased occupancy renovation (subdividing bedrooms to increase maximum revenue) need attention as well as the deck outside the chapter room. We need a structural analysis on the “load” potential so that the deck can be enjoyed by all. We also are waiting to correct an outside wall to conform to city specs.

During the summer, finishing work will be done downstairs on a few windows and doors.

The house has been refinanced to pay for most of this work the past year and we will need about another \$150,000 to complete the work contemplated during Fall '08 and Spring '09.

The board has suggested that alumni be asked to consider a short term series of notes at a competitive rate. Members will be contacted by telephone or e-mail during the next few months for their help.

A.E.K.Δ.B.,

Tom Tedrick '43
President of the Board

P.S. Since being president the past two years, the house is back in shape with lots of help from board members, actives, and S&T Fraternity Management. The future is well planned which was my objective.

Because of my health and age (84), I intend to resign from the board this fall at the next scheduled board meeting 9/3/08 with thanks to all that have helped put the house back on track.

BETA BITES

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2008 EXECUTIVE COMMITTEE

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Grand Procurator:

Alex Lin Beale '06

Grand Master of Ceremonies:

Stephen Peterson '07

Grand Treasurer:

Nick Conlon '06

Grand Scribe:

Dylan Groves '07

HOUSE CORPORATION

President:

Tom Tedrick '43

Treasurer:

Chris Danko '72

Secretary:

Jon Wolter '75

Directors:

Richard Halliday '42

Stan Morketter '42

Fred Bussey '43

Gordon Duffy '43

Bill Englebright '43

Dick Saylor '46

John Hale '47

Jim Spangler '47

Doug Duncan '48

Bob Brickell '49

Ron Kahn '57

Robert Vantress '78

Taz Patel '01

ADVISORY BOARD

Alumnus Advisor:

Curtis Tongue '03

Kappa Sigma 2008 GM Report

As another successful year at Kappa Sigma comes to a close, there are many events that can be looked back upon with great hope and promise for the future of the Beta-Xi Chapter. In the past year there has been a lot of transition as older members have graduated and taken with them the beliefs and practices of a previous generation. From there, new members on the Executive Committee have worked hard to re-build and strengthen the foundation of the house in order to help promote Kappa Sigma to its full potential. This past semester we re-wrote the Beta-Xi Constitution, adapting that of national's and incorporating many of our current values and practices. We hope to develop a finely tuned system that, among other items, helps facilitate a smoother transition of officer positions so that new officers are aware and educated of their responsibilities, outlines the course of action and repercussions for a brother's immoral or destructive behavior, and encourages brother participation in house events. Another aspect of the chapter's slow but continuous progress is that of the reconstruction.

A great deal of work has taken place over the past few years and the results are finally coming together nicely. Some have said that our fraternity is one of the nicest on campus with bathrooms that rival that of sororities and bedrooms that are not typical of most college accommodations. Some of the repairs that have taken place this year are: a newly painted interior, new bamboo wood floors in all bedrooms, newly refinished concrete floors downstairs, and curtains in the varsity room and by the front door (so that pedestrians cannot see through the entire house). Repairs planned for this coming summer are to break down some of the larger rooms into singles to encourage more pledges, and to replace the windows in the bedrooms.

Despite all our progress, there have been a couple bumps in the road. During spring break a brother and his friends aggravated our neighbor, Tao House, prompting the house mother to complain to our national headquarters. This event led to a national review panel to come to our chapter and interview each and every one of our members (at least those that chose to attend). Any member that had an unexcused absence was immediately cast from the fraternity because their lack of participation exhibited their lack of concern for the chapter's well being. The goal of this interview was to determine which brothers contributed most to the chapter so that nationals could help rebuild the house by establishing a core group of strongly motivated brothers. This interview took place in early May and we have yet to hear their decision.

Minutes of the Meeting of the Board of Directors – Wednesday, May 7, 2008

CALL TO ORDER

Tom Tedrick '43, president, called the meeting to order, Wednesday evening, May 7, 2008. In attendance were: Jon Wolter '75, secretary and board member Rob Vantress '78, board member Taz Petal '01, board member Curtis Tongue '03, Alumnus Advisor Ian McRae '07, Grand Master Brian Wright '07, chapter member Martin C. Smith, executive of S&T Fraternity Management Taylor Smith, executive of S&T Fraternity Management

DISCUSSIONS OF CONTINUING BUSINESS

Ian McRae '07, GM, discussed that the Beta-Xi Chapter anticipates that approximately 25 occupants will live in the chapter house for the upcoming Fall 2008 semester. The chapter anticipates 7 live-in brothers and 15 to 17 boarders, of whom 19, in total, have confirmed. With this level of occupancy, the chapter anticipates generating a cash surplus during the 2008 - 2009 school year. All in attendance encouraged the chapter to focus on an effective recruitment plan for the 2008 - 2009 school year.

Martin and Taylor Smith of S&T provided a status of work completed to-date on the chapter house. S&T has assisted the chapter by arranging a mortgage loan to assist the chapter to complete many of the needed repairs.

The varsity room has been substantially completed, including the installation of sprinkler and smoke alarm systems to meet recently upgraded city requirements

Renovations to approximately three-fourths of the individual rooms on the second floor have been completed.

BETA-XI ALUMNI DUES

Beta-Xi is undergoing a major resurgence but we cannot ensure its success without you. That is why we are asking for your financial support.

As listed in the report from the House Corp., there are still several projects that need to get done to finish the renovation work that has revitalized the chapter house:

- Replace failing bedroom windows: \$30,000
- Restructure room layout to increase total house revenue: \$20,000
- Courtyard door replacement and courtyard renovation: \$12,000
- Roof deck installation to prevent constant leaks: \$5,000
- Install overhead lighting in all bedrooms: \$4,000

Annual dues have been set at \$100.00, but fortunately the great majority give more. Please enclose your donation in the pre-addressed envelope included with this mailing, or you can also donate online through our new website at www.CalKappaSigma.org. We thank you in advance for your loyal and continued support.

Besides this, there is everything to be optimistic about. We have no problems with the university. I have worked hard to make sure that we have been fully cooperative on everything they have asked of us and as far as I am concerned we are in their good graces.

One last thing to be addressed is the chapter's current living situation. In the past year we have pledged an additional 9 brothers, and with this we are slowly eliminating our reliance on boarders to keep the house afloat. As of next year, we will be moving from a \$15,000 dollar annual deficit to a \$30,000 annual surplus. Go Bears!

A.E.K.Δ.B.,

Ian McRae '07

Beta-Xi Grand Master

Minutes of the Meeting (continued)

The following renovations and improvements remain to be completed:

- Renovation to several remaining rooms together with window-frame replacement
- Repair or replacement of the primary access doors in the first floor
- Repair and cleaning of the entry and foyer-patio
- Completion of the wall and bench adjacent to the front entry
- Repair of the deck area will soon need to be addressed

Discussion followed regarding the reality that the chapter house has seen hard use over the years and the time to rebuild is at hand. The proceeds from the new mortgage have provided a substantial amount of funds but the House Corporation will need to raise at least an additional \$25,000 to \$50,000 to complete the remaining tasks. The board agreed to take necessary steps to contact alumni to raise the additional funds through donations or by arranging an additional loan.

The current chapter members should be expected to maintain the facilities in good order but should not be financially responsible for renovation efforts, which is the responsibility of the House Corporation.

President Tedrick '43 adjourned the meeting at approximately 8:00 p.m.

Jonathan R. Wolter '75
Secretary



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