

# BETA BITES

WINTER 2007 EDITION

BETA-XI OF KAPPA SIGMA - UC BERKELEY



## UNDERGRADUATE REPORT

Greetings Alumni Brothers,

The fall semester has gone well. Despite operating under a tight budget, we still managed to enjoy ourselves. We had several entertaining parties this semester as well as exchanges with the lovely ladies of Chi Omega, Delta Gamma, Alpha Phi, and Tri-Delta. We also took a couple RVs down to the UCLA game with the Pi Phi and ADPi sororities. It was good fun having alumni come by on game days and renew old friendships as our team soared up to #2 in the nation and right back down again.

We still manage to wake up for class, however, and currently rank in the top 10 of all Cal fraternities and sororities for GPA. Our actives are also very involved with many sports teams and other organizations on campus, including: hockey, soccer, squash, boxing, the debate team, IFC, Lair of the Golden Bear, and the *Heuristic Squelch* (the Cal humor magazine). Our intramural sports teams have also performed very well. This year we fielded two soccer teams (indoor and outdoor), a softball team, and a basketball team. We have four pledges that will be initiated soon: Jigar Patel, Brian Wright, Daniel Yeghiazarian, and David Battigalli-Ansell. Unfortunately, we had to move out mid-rush this August because of a faulty fire system, but we are all looking forward to a fantastic rush next semester as well as throwing our #1 rated party on campus – Blacklight.



The active brothers are all grateful for the help and support you are giving us and we look forward to you stopping by and seeing us soon.

A.E.K.A.B.,

Andrew Hughes '06  
Grand Master

# KΣ

# BETA BITES

A publication of the Beta-Xi Chapter of Kappa Sigma Fraternity, founded August 24, 1901 in Berkeley, California. Please direct all news to: *Beta Bites*, c/o FMG, 2660 North 1<sup>st</sup> Avenue, Tucson, AZ 85719, or e-mail [Beta-Xi@CalKappaSigma.org](mailto:Beta-Xi@CalKappaSigma.org)

## 2008 EXECUTIVE COMMITTEE

*Grand Master:*  
Ian McRae '07

*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  
Richard Graffis '51  
Ron Kahn '57

## ADVISORY BOARD

*Alumnus Advisor:*  
Curtis Tongue '03

# MEETING MINUTES OF THE BOARD OF DIRECTORS

MONDAY, NOVEMBER 5, 2007

## CALL TO ORDER

Tom Tedrick '43, president, called the meeting to order shortly after noon on Monday, November 5, 2007. Those in attendance were:

- Chris Danko '72, treasurer and board member
- Ron Kahn '57, of counsel and board member
- Jon Wolter '75, secretary and board member
- Bob Brickell '49, board member
- Boyd Quinn '47, visitor and former board member
- Taz Patel '01, district grand master
- Andrew Hughes '06, grand master
- Nick Conlon '06, chapter member
- Martin C. Smith, member of S & T Fraternity Management
- Taylor Smith, member of S & T Fraternity Management

## DISCUSSIONS OF CONTINUING BUSINESS

Martin and Taylor Smith of S & T provided a status of occupancy work completed to date on the chapter house together with an estimate of future funds available.

- The house is currently occupied with 13 members and 8 boarders
- Total annual rent based upon current occupancy is approximately \$70,600, of which: \$56,600 has been collected and \$14,000 is due and anticipated to be collected by or about November 15, 2007
- The Varsity Room has been substantially completed, with a significant level of unanticipated time incurred to install sprinkler and smoke alarm systems to meet current city requirements
- Approximately three-fourths of the individual rooms on the second floor have been completed, substantially on-budget. The anticipated budget to complete the renovation of the remaining rooms is approximately \$70,000 (represented by approximately \$40,000 for

window replacement and approximately \$30,000 for other work on the rooms)

- S & T has applied to, and obtained approval from, Tri Valley Bank for a mortgage loan in the amount of approximately \$600,000 based upon a reasonable appraisal of the chapter house. S & T believes that, based upon: (i) available funds, (ii) work remaining to be completed at the chapter house in the amount of approximately \$70,000, and (iii) maintaining an available cash balance of approximately \$70,000, that the House Corporation will need to raise approximately \$100,000 to \$150,000 of additional funding.
- Tom Tedrick '43 requested that Andrew Hughes '06, GM, provide the written strategy for increasing the occupancy of chapter members through the chapter's rush activities
- The chapter, represented by its GM, requested that adequate new loudspeakers and barbecue grill be secured in adequate time before the Cal/USC game on Saturday, November 10, 2007. The Board, together with S & T, determined that the request was reasonable and the Board authorized up to \$1,000 be used by the chapter for these purposes.
- 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 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 adjourned the meeting at approximately 1:30 p.m.

Jonathan R. Wolter '75  
Secretary

## HOUSE CORPORATION LOAN PROPOSAL

The House Corporation needs your support. After over 50 years of hard usage, standard maintenance, and strict new city codes being passed, the chapter house is in dire need of a major face-lift not only to stay compliant, but also to remain competitive in the fraternal community. As you have seen, many great improvements have already been made to address some of these issues. The Varsity Room and the bathrooms have been completely renovated. The bedrooms have new windows, flooring, paint, internet, and TV cabling. Despite all these upgrades, though, there is still more work to be done.

Before these projects can be completed, adequate funding must be secured. Rather than acquiring an additional commercial loan, the House Corporation is hoping that there are Beta-Xi alumni who would be interested in setting up a private loan with the House Corporation. This loan would be at a competitive fixed interest rate over a term that both parties are comfortable with. The benefit of this type of financing is twofold. The House Corporation is able to make the necessary upgrades to the chapter house while minimizing their cost of capital. On the flip side, the lender has a secured loan and the knowledge that they have helped ensure the future success of Beta-Xi of Kappa Sigma.

If you have any questions regarding this proposal or would like more information, please contact House Corporation President Tom Tedrick '43 (831.637.2625, [rtwbirds@charter.net](mailto:rtwbirds@charter.net)).



# ALUMNI UPDATES

## Richard D. Graffis '51

Dick currently owns and heads RKP Investment Advisors. He is living in Orinda, CA with his wife Ann.

- 20 Watchwood Ct.
- Orinda, CA 94563
- Home: 945.254.5453
- E-mail: [RDGraffis@aol.com](mailto:RDGraffis@aol.com)

## George E. Atkinson, III '61

George is now retired from his profession as an attorney. He is currently living in Menifee, CA with his wife Betty.

- 28469 Oasis View Cir.
- Menifee, CA 92584
- Home: 951.301.5889
- E-mail: [GEAGoBears@msn.com](mailto:GEAGoBears@msn.com)

## Ronald L. Salsig '68

Ron won two national journalism awards earlier this year from the Golf Writers Association of America. One was for newspaper columns and the other for magazine columns. The awards were presented at the annual Masters Dinner on Wednesday prior to the Masters in Augusta, GA.

- E-mail: [RSalsig@pacbell.net](mailto:RSalsig@pacbell.net)

## Peter E. Sawyer '77

Peter is currently teaching and coaching for Thacher School, a preparatory high school in southern California. He lives in Ojai, CA with his wife Donna and two daughters Annie (17) and Kristin (14).

- 5025 Thacher Rd.
- Ojai, CA 93023
- Home: 805.646.4146
- E-mail: [PSawyer@thacher.org](mailto:PSawyer@thacher.org)

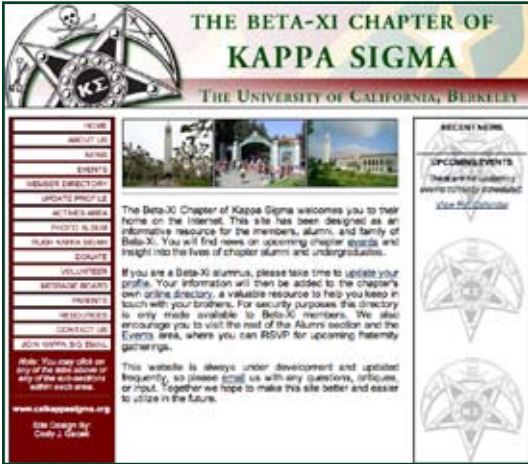
## Christopher R. Barrett '90

Chris is now a principal for Boston Consulting Group and is currently living in Los Angeles, CA with his wife Deborah and two children.

- 932 S. Stanley Ave.
- Los Angeles, CA 90036
- Home: 323.930.1644
- E-mail: [CRBarrett@yahoo.com](mailto:CRBarrett@yahoo.com)



# WWW.CALKAPPASIGMA.ORG



Surf on over to CalKappaSigma.org for the latest news and events for the Beta-Xi Chapter. The website is also a great resource for updating your information, re-connecting with brothers using the membership directory, or signing up to receive e-mail notices and news.



**Beta-Xi Chapter**  
**Kappa Sigma Fraternity**  
c/o Fraternity Management Group  
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Tucson, AZ 85719

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