

Minutes of Caspar Community Board of Directors Meeting

December 2, 2005

I. Present:

Board Members: Judy Tarbell, Ray Duff, Susan Keller, Paul Reiber, Paul Schulman and Dave Alden

Staff: Dalen Anderson

Guests: Carey Knecht

Quorum Declared: Yes X No

II. Approval of Minutes:

Minutes for Board meeting on November 4, 2005 were approved.

III. Reports

A. Correspondence

Letters were received from the National Journal of Land Conservancy, the IRS and the County. No action is required except for County tax bill. The first year we had to pay property tax because CCC was in name of Dell'Aras. The second year we paid a partial payment. Now we should be exempt from all but the special fees (fire and hospital) and in a telephone conversation with J Tarbell, the county agreed. We will pay special fees upon rebilling by County.

B. Treasurer:

Profit and Loss statements were distributed to board (copy attached) by J Tarbell.

In October, rental income approximated \$2,000, Juhl donations approximated \$2,000 and other donations approximated \$1321. On an operating cash flow basis (regular income less expenses) the CCC appears to be losing about \$380/month.

It was noted that several pleas to the community had been sent (one by P Reiber on behalf of the CC and the other by Sunshine Taylor) as part of an effort to raise additional pledges. As things stand, it would not take much in the way of additional pledges to balance normal operating income and expenses.

Donations to date in honor of Jerry Juhl total \$7,770. We are showing this as "restricted"

only to keep it separate on the books. No specific use has been identified for it. (Other restricted accounts include the small amount of donations in regard to the solar project.) A subcommittee was established consisting of Dalen Anderson, Susan Juhl, Susan Keller and Paul Reiber to look into how the Juhl funds might best be spent. Dalen agreed to call Susan Juhl. It was decided that it would be appropriate to contact the donors of the solar project funds to determine if they would agree to free up those funds for unrestricted or other specific purposes.

J Tarbell distributed a list of donations received over the past two months so that board members would be aware of who was donating and extend appreciation as appropriate.

C. Manager's Report

The Thanksgiving weekend breakfast raised \$545 in profit. Many vendors signed up for the Winter Faire. All other business is as usual. The next community breakfast is scheduled for late January after the kick off fund raising dinner for the kitchen remodel.

D. [Other Standing Committees, as appropriate]

IV. Old Business [Reports from Board members on ongoing activities; discussion and board actions taken.]

A. Kitchen Remodel

A meeting of the kitchen committee was held in late November, including M Potts, B Winegar, J Wosniak, D Dawson and others. A consensus was reached that a new kitchen, rather than a simpler redesign of the existing facility was by far the preferred alternative.

M Potts believes that the redesigned kitchen will itself lead to addition income in the range of \$750 a month just through increased rental income and pledging. The total estimate for cost is now in the range of \$200/square ft., or \$200,000. Dan Dickson has agreed to donate his time (architectural) but will need the center to pay for drafting time.

Another meeting is scheduled for Dec 5 to put together more detailed plans for the Kitchen layout so that plans can be drawn and submitted to the Board for approval prior to the January fundraising dinner.

The question was raised as to whether and when the Board would commit itself to going forward with the kitchen project. I.e., should we simply proceed and expect that adequate funding will come in, or take some other approach? Ray Duff expressed a view in which others concurred that the CCC should not incur more debt at a time when it is running in the red on a monthly basis, albeit only marginally. It was suggested and generally approved in concept that the Board announce that it was committing to move forward with the kitchen project if (1) approximately one half of the costs could be raised through fundraising efforts and (2) if sufficient additional pledges could be raised such that the carrying cost of an additional mortgage for the remainder could be comfortably borne by the CCC. In the meantime, it was agreed that it was appropriate to invest some money in preliminary steps, and the Board approved spending up to \$500.00 on drawings and other necessary efforts to move the project forward.

It was noted that further discussion was needed on how to launch a fundraising/pledge drive as well as what mortgage options might be available to fund the project.

B. Headlands Trails

Paul Reiber reported on a meeting with the Mendocino Land Trust in regard to their trail project. The MLT is applying for a grant for improving a coastal trail linking the Lighthouse to the Jughandle Reserve. The CC has raised with them the idea of also linking the trail system with the Jackson State Forrest. R Duff will be talking to Ed Powers who owns property on either side of Caspar Creek concerning the need for an easement for part of the trail proposal.

B. Land Purchase

An informal group of local residents has been meeting to discuss whether the east parcel being offered for sale by the Land Company might be privately purchased. Ideas being discussed by the group include developing the property as a mix of open space, affordable housing and senior housing. The group will be meeting again on Jan 11, 2006.

V. New Business [New matters for board to consider.]

At request of Paul Schulman, the following items were added to the agenda.

A. Juhl Money–

The committee named by the Board will be meeting to discuss this.

B. Folk Festival Report

The Folk Festival Committee met on Dec. 1, 2005 to go over plans for next summer's festival. Joe Craven has been booked for the Saturday evening show. There will be a swing dance segment, a Celtic harpist, and a flamenco dancer. It was decided to pay a 15% commission to Rhoda Teplow for selling advertisements. There will probably also be a general admission and a festival wide pass system next year.

C. Miscellaneous

New email addresses will be solicited for and in conjunction with the web site redesign. Carey Knecht will be helping out with this.

Nothing is currently planned for New Year's Eve and the CCC. The swing dancers have indicated an interest and the facility is on the open market. The board discussed and agreed that anyone renting the facility would not be permitted to sell alcohol without providing additional liability insurance coverage.

Carey Knecht is still giving thought to whether she will be able to function as a board member, given the commitment it entails for being physically up here.

VI. Adjournment:

The meeting was adjourned at approximately 11:30.