

Minutes of Caspar Community Board of Directors Meeting

June 16, 2006

I. Call to Order/Present: (Call to Order at 9:15 a.m.)

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

Absent:

Staff: Dalen Anderson

Guests: Mike Dell'Ara; Tara Athan; Dan Dickson; Jim Moorhead

Quorum Declared: Yes X No

II. Approval of Minutes:

Minutes for Board meeting May 19, 2006 were approved. [There was no meeting on June 2 due to number of anticipated absences.]

III. Reports

A. Correspondence

Community member Pember reported that he had heard of a potential cell tower agreement on the Powers property and inquired as to what we might know. Mike Dell'Ara confirmed that Powers was in negotiations with Verizon: nothing final had been decided. The Board discussed whether to announce this, and decided to wait until it became a real proposal rather than to circulate and stimulate speculation. The Board decided it should make certain that it is on a notification list for all county permits which are applied for. Ray Duff will look into this.

B. Treasurer:

Balance sheets as of 5/31 were distributed. CC has been reimbursed \$3600 from the kitchen account for payments made for the septic analysis and architectural fees.

C. Manager's Report

The CCC is busy. Dalen will be gone from 6/22 to 7/1 and then from 7/6 to 7/10/ Sienna or Heidi will cover. Greg Valles has a key and can check facility.

Annie Eng is obtaining estimates and will be exploring a funding source for installing mirrors in the south room. The question of how and where to mount them also needs to be decided. Right now project is on hold pending funding. Paul Schulman will follow up with Annie.

The next community meeting will be July 16: it will be announced via email.

IV. Old Business

A. Kitchen Report

Dan Dickson joined the meeting to discuss design issues: The issues that need decision are:

- 1) the solar component: there are alternative ways of siting solar panels, and we don't need to incorporate solar into the plan (it can be added later) unless you want to focus the design of the addition or maximizing solar efficiency. A rough estimate is that with the existing design, we would be able to double the square footage of solar panels (compared to the existing design for which we have a permit) by utilizing the side/shed roof portions of the new construction.
- 2) The extent of Deck: Dan Dickson thinks we should just propose a wrap around 16 foot deck all the way around, and then decide how much of it to implement as costs and funds become clearer.
- 3) Translucent roof cover over front deck. The proposal would be to use a translucent cover over the wrap around portion of new construction and in place of existing front deck cover.
- 4) Basic design issue of the Bay—should we have it; should it be a five sided bay; would a straight gable roof be better and more cost effective; should the design be dictated by the existing height of the south room, or dropped lower to reflect more modern energy efficient designs? Should it be as drawn or larger?
- 5) Septic issue: should this be addressed now? Should we apply for a permit to “repair” the system to an extent that the repaired system would be suitable for any new use, which we can reasonably anticipate? We need to follow up with Karl Ridderman to see what is possible within the county permitting system.

At the last community meeting, the board felt it had received general approval to proceed to the permit application stage with the existing design. However, there have been sufficient well thought out and significant issues raised that the Board does not feel there is a solid consensus at this point on a number of the above listed issues. Accordingly, it was decided to explore what it would cost to make a simple model of some design alternatives, and to obtain meaningful cost estimates (for a fee) of what the project alternatives would cost. Also, the board will identify field trips it might take to see similar projects around the area. Dan Dickson will be asked to seek out a cost estimator and get estimates of the costs of coming up with alternative design estimates.

B. Folk Festival

The cost for a combination of hemp t-shirts and cotton t-shirts for the folk festival will be \$1,701.33.

C. Job Review for Dalen Anderson

Dalen's job performance was discussed and highly praised. Her concern about being paid to

organize volunteer-staffed events was discussed and it was decided she should be assured that this was an expected part of her job: she must make the call whether her work is paid time or part of her normal volunteer time. It was also decided that the judgment calls she has been making about how to allocate her time to CCC business were along the right lines and she should be encouraged to continue as she has been. Since it has been approximately 18 months since her compensation had been adjusted, it was decided to raise her pay by \$1.00 per hour. All of this was then communicated to Dalen, who was obsequiously grateful.

V. New Business

A. Weed Control

Tara Athan joined to talk about her weed management organization. The state is funding \$2.5 million per year for weed management areas. CDFA manages the program. Funded eradication programs must be for listed weeds. Eucalyptus is not listed; Gorse is.

The plan is to set up an incentive program, where available funds would be applied to match private efforts. Estimated cost for Gorse management is \$1,000 per acre, including clearing followed by root removal or pesticide application.

Right now the County cannot compel eradication or come onto private property to perform eradication of gorse because it is not listed as a Category A pest. It was decided we should consider sending a letter to County urging re-categorization.

Tara agreed to come to the community meeting to make presentation to community.

B. New Dishwasher

Jim Moorehead presented the CC with a check for \$5,000 for a new dishwasher. The money is a grant from the Mendocino Community Foundation.

VI. Adjournment:

The meeting was adjourned at approximately 1:15 a.m. Next meeting is June 30, 2006.