

**Minutes of Caspar Community Board of Directors Meeting
September 18, 2008**

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

Board Members: David Alden, Paul Schulman, Paul Reiber, Rhoda Teplow, Susan Juhl, Susan Keller, Bette Goldfarb

Absent:

Staff: Dalen Anderson.

Guests:

Quorum Declared: Yes X No

II. Approval of Minutes:

Minutes for the Board meeting on September 5, 2008 were tabled until next meeting.

III. Reports

A. Correspondence

A book of old Caspar pictures has been given to the library.

B. Treasurer

Books have been reconciled as are in balance.

C. Manager's Report

Dalen will be gone for most of the month of February. The Halloween parade is planned, but not the haunted house. Gorse Monster people are needed.

IV. Business

A. Kitchen Project

Dalen has met with Dan Dickson in re interior drawings. Everything seems to be falling into place with the design, including the modifications needed for ADA compliance.

The Board discussed whether the entire kitchen project should be put on hold given the current financial crisis and economic conditions generally. The concern expressed was that lower than anticipated charitable donations can be expected in a depressed economic environment. On the other hand, the amount which we had planned to raise in cash has been raised. Most of the additional revenues needed to pay the increase of \$1,000 per month in debt service on the additional mortgage were anticipated to come largely from increased revenues from renting the facility, as augmented by the new kitchen. It was felt that the new kitchen would allow us to book additional weddings and other private events. Additionally, most of the revenues from our Sunday Breakfasts have gone into the kitchen fund in the past, and now that the kitchen "down payment fund" has been realized, that stream of revenue will be available to supplement income to pay the additional mortgage. Accordingly, although acknowledging the legitimacy of there being reasons to be concerned, the sense of the board was that we should move forward with the project. Bette Goldfarb said she would go along

with the rest of the Board's decision, but that she wanted it on record that she was concerned about going forward, and believes we should wait a few months.

Paul Reiber suggested that in light of the amount of work needed in regard to the pavilion project, we should consider hiring a project manager to oversee construction of the kitchen addition. Others noted that the kitchen was going to be handled as a turn-key bid, and that much of the work we have had to do on the pavilion will be done by the contractor. It was decided to hold off on this decision.

B. Pavilion Update

Volunteers are needed. They should contact Paul Schulman.

C. Gorse Control

A work party will be held on the headlands on Saturday Oct. 4 at 10:00. An email announcement will be sent to the list serv.

D. CasparFest

Hay bales are needed. The petting zoo will make an appearance again. We really need volunteers for setup and breakdown.

E. Playground Equipment

This project is moving forward. The next planning meeting will be on Sunday September 20 at 11:00

Paul Reiber had our insurance reviewed. The consultant's opinion was that we have very good coverage and are probably covered for all playground activities. He suggested calling the agent however and confirming that no additional coverage would be needed because of any expansion of the playground. Paul will follow up.

F. Community Meeting Agendas: personal vs. community issues

Betty Goldfarb expressed concern that certain issues were being brought to the community meetings and to the Board for discussion and action that were really issues of personal concern to individual members of the community and not the community as a whole. She believes this to be inappropriate. There was considerable discussion of this and considerable disagreement among members of the Board about whether this sort of thing had in fact occurred. There was general agreement however that the Board should be alert to this issue.

The meeting was adjourned at about 11:00 a.m.