

## **Minutes of Caspar Community Board of Directors Meeting**

**October 31, 2008**

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

**Board Members:** David Alden, Paul Schulman, Paul Reiber, Susan Juhl, ,  
Bette Goldfarb, Judy Tarbell, Rhoda Teplow

**Absent:** Susan Keller

**Staff:** Dalen Anderson.

**Guests:** Annie Lee; Dan Dickson; John Wozniak

Quorum Declared: Yes  X  No

### **II. Approval of Minutes:**

Minutes for the Board meetings on October 17, 2008 were approved as corrected.

### **III. Reports**

#### **A. Correspondence**

Rhoda Teplow requested that the minutes reflect the fact that the County informed us that the CCC will not be a polling place, and that the new polling place will be the Botanical Gardens. It should also be noted that Caspar residents are required to use absentee ballots only.

A suggestion slip left in the library proposes that the Book Mobile make CCC one of its stops. Also suggested has been better lighting in the library, and the establishment of a book slot or box for returning books.

An email was received alerting us that children should not bob for apples at the Halloween party because of the risk of infection (to say nothing of the risk of embarrassing those board members who were never quite able to get the hang of that particular sport.)

#### **B. Treasurer**

No report. All the proceeds from our concession stand (i.e., bar) at Darlinda, Darlinda went into the Cooks fund.

A bill has been received from Sienna Potts in re maintenance of the web site. \$600 is for the previously authorized reorganization of the site, \$400 for regular ongoing maintenance. She also estimated that it would take 15 to 20 more hours of work to complete the renovation of the site. All agreed Sienna has done a good job, but it was also generally agreed that we should get on a quarterly bill and pay cycle so as to more easily budget this item. It was also agreed that we should investigate what the remaining restoration work would be so that we could decide if it was worth the expense. Rhoda Teplow agreed to follow up.

#### **C. Manager's Report**

Jim Katzel and Bob Zoller will do the bar at Halloween. Bette Goldfarb and Judy Tarbell will serve at the door (in addition to their many other contributions.) We need bodies

for the Gorse Monster between 4:20 and 5:30. GM will not go outside to play in the rain, however, so that contingency must be planned for. MUSE will not be selling raffle tickets at the Halloween party because of a conflict with the playground group which is planning to do so.

The volunteer appreciation party will be this Sunday. Depending on weather, we may go with Mexican fare rather than pizzas. We'll see. Door prizes for the party are desired.

Deb Dawson will be heading up the kitchen efforts for the November fund raising dinner. We need silent auction items.

We're not planning to have the Holiday Fair this year. "Snow in Caspar" has always been a problem because of the mess, and no volunteers have come forward eager to take it on. It has not been a great attraction for vendors in any event.

The next breakfast will be Nov. 23.

#### **IV. Business**

##### **A. Kitchen Project**

Dan Dickson is trying to get in contact with Jennifer Roberts to coordinate ADA requirements so that the loan application can proceed without delay.

##### **B. Pavilion Update**

David Alden raised the question whether the existing plan for vertical "board and batten" siding on the pavilion was a good design choice, given that the rest of the CCC is sided with horizontal "V Rustic" siding. Dan Dickson joined in the discussion of the pros and cons of this issue. Dan agreed that the V Rustic would look better, although he did not think the Board and Batten look would be terrible. The decision to go with Board and Batten was largely a cost-driven decision, the V Rustic being fairly expensive. It was also noted that while this issue is a sizeable expense issue for the Pavilion, it will be a major financial issue when it comes to the design of the new kitchen addition. After considerable discussion, it was learned that the use of Hardy Plank would produce a look much more similar to the V Rustic look and would not cost very much more than proceeding with the current design once the refund for the returned battens is counted. The board determined that we should proceed with hardy plank, and that this would also likely be the material to be used in the kitchen project.

Judy Tarbell reported that there has been a wonderful response to the mail pavilion letter, in which we requested additional donations to help pay for the pavilion. Many have expressed their thanks for the project.

Judy said we have \$2,268 in outstanding bills and another \$2,000 anticipated. In addition, we will need to spend another \$1,500 for the ADA access walk. Accordingly, counting both incurred and anticipated costs, but excluding John Wozniak's outstanding fees, we will be \$4,200 over what was anticipated for the project.

Judy also indicated a willingness to donate her annual Tarbell foundation money towards the Pavilion project.

##### **C. Gorse Control**

Bette reported that the initial cutting of all the Gorse on the Headlands project is done. Follow-up manual sprout removal will begin in the Spring. Congratulations to her (and to all the volunteers) for their efforts. Parks has said it will come and burn the cut gorse. Parks is trying to get a grant to make the headlands an historical/archeological study site. The Coastal Conservancy has also been identified as a potential source for grant money for invasives

control, and the time may be ripe for seeking those funds, according to knowledgeable sources.

#### **D. The Little House on the Headlands**

Michael St. John wrote a letter in which he proposed that the Caspar Community take a role in a project to take over and restore the Little House on the Headlands. Judy Tarbell gave a history of the community's involvement with this building. (In a nutshell, the community originally proposed that this property be left out of the headlands acquisition by Parks, so that the community could restore it. Because Parks promised to restore it instead, the community dropped the idea. Now Parks has decided just to "mothball" the property.

It was noted that while the Coastal Conservancy appears to feel that the Pt. Cabrillo restoration project has not gone well (from its point of view), it might well fund the restoration of the Little House if the costs were very clear, and there were a clear understanding with Parks about it. It was also noted that this might be a good "seed project" for a Caspar Community Land Trust.

There was considerable discussion about the role and mission of the Caspar Community. Several board members expressed the strong view that this sort of project was exactly what the CC should be doing; there was general agreement, however, that the Board is overextended right now and could not take on another major project.

Once again the idea was raised that the Board should form a new organization to deal with the management of the Caspar Community Center, thus freeing up the Board to address broader land use issues. It was agreed this deserved thoughtful discussion, and perhaps warranted another Board retreat.

#### **E. Board Issues**

Bette Goldfarb has requested a leave of absence from the Board, as she will be gone from December through February of next year. It was noted that the Bylaws provide for such a situation, and that it was known when she was proposed and elected as a director that Bette would likely need annual leaves. The leave was unanimously granted.

It was also proposed that it was high time that Annie Lee became a member of the Board, and therefore fully accountable for Board decisions which she heavily influences anyway. This too was unanimously approved, and Annie was warmly welcomed as a new Board member.

#### **F. Playground Proposal**

The playground committee met with a consultant on playground design who works with a number of equipment manufacturers, including "Big Toys". She informed the committee that Big Toys is the only company willing to work with volunteers in constructing playgrounds. She will be putting together two options (a \$30,000 and a \$50,000 option) for design, with two areas for younger and older kids. Paul Reiber obtained a letter from her that he will forward to our insurance agent, who needs plans for the proposed playground work so they can report whether additional coverage will be necessary and what it will cost. It may be that if the design meets current code requirements, there won't be additional insurance costs.

#### **G. Newsletter**

Our target date for mailing the Newsletter will be Nov. 25 (the next community meeting is Dec. 7). Article submission deadline is Nov 17.

We adjourned at 11:30.