

Caspar Community Board Meeting  
Caspar Community Center  
November 20, 2015

1. Call to Order 9:35

Present: Rochelle Elkan, Bob Frey, Marty Johnson, Annie Lee, Ed Murrell, Glenn Rude, Paul Schulman

Quorum: Yes

Others: Executive Director Dalen Anderson, Director's Assistant Sienna Potts, Michael Potts, Judy Tarbell

2. Minutes of November 6 were approved.

3. Additions or changes to the agenda – Discussion of CLT

4. Public Comment

- Michael Potts asked the Board to approve a resolution establishing the Caspar Community, Incorporated as the umbrella organization for the Community Land Trust while it seeks stand-alone California and Federal nonprofit status.

A CLT would relieve the Caspar Board of the responsibility for land and water use and provide a mechanism for owning property that eliminates “flipping.” The CLT could own and develop property other than the Caspar Lumber Company holdings.

Associated expenses will be paid with Caspar Community Development funds (currently approximately \$30,000) and by the Tarbell Foundation. The Board will retain oversight of expenses.

A CLT Board is customarily composed of nine people: three from the community served (hopefully including a member of the Caspar Community Board), three from the general community, and three professionals. Michael commented that it can take from two months to a year to set up a 501c3.

There are at least a dozen community members involved in the core group.

Marty MOVED to accept the proposal. Bob SECONDED. APPROVED UNANIMOUSLY

- Sienna is preparing an article for the next newsletter to express appreciation for people who have been helping with events and asked for input. The last Volunteer Appreciation party was last September; Dalen will meet with interested Board members to plan one, tentatively Sunday, January 17.

5. Correspondence - none

6. Reports

A. Executive Director

- Dalen recounted her efforts to rescue two weddings accidentally booked for the same day.
- Upcoming events include a new self-hypnosis class, a Balboa workshop, Reiber Family Thanksgiving, Garnish’s 80<sup>th</sup> birthday party, and a memorial for Jocko.

B. Finance

- Income from rentals and contributions is down; income from events is up. We have spent about \$8,000 more than we have taken in, but the latest

report only covers through October and does not include the Harvest Dinner or the latest Pub Night/Breakfast.

- Weddings are already being booked for 2017; rates have been raised \$100.

#### C. Pub Night/Breakfast

Both Pub Night and Breakfast were successful. Dalen noted that food costs have risen and suggested we raise our prices and be sure that patrons know that sales tax is included.

#### D. Garden

There is one bed currently available. Annie has asked Eli to contact Rachel.

#### E. Facilities

- Rochelle was concerned that the bid from Superior pump was not itemized and wondered if it were fair to the fund grantor not to seek other bids. Judy also felt that as a public institution, we should be soliciting bids for high value items, perhaps those over \$100,000. However now that the bid has been made, it is basically public information, making it unfair to invite other bids at this point. It was agreed that future large projects should be bid.

There was consensus that trust and service were important factors to consider. Paul S. said this was their third bid and was specific and well thought out, a result of many hours of consultation. Dalen reported that their home experience with Superior Pump has been excellent. Bob noted that they are familiar with planning and zoning requirements and are licensed for commercial work, especially fire suppression. (The work includes moving the current tank to place a concrete pad underneath and installation of two pressurized fire hydrants that will allow anyone to be a first responder.)

Dalen commented that at the end of the latest true-up period, PG&E charged us \$800. We are not producing all the power we are using. Considering our investment in the solar system, we should plan to add more panels in the future. Dalen will talk with Mendocino Solar. It was decided to table to EV charging station.

Paul S. MOVED to accept both the Superior Pump bid for pump and well work and the NCRE bid for electrical work. Annie SECONDED. Approved unanimously.

- Mike Fedeff replaced the rotted wood in the south room floor.
- Dalen has reminded Gary Swanson about working on the driveway. The price he quoted last year was \$4,100.

#### G. Fundraising

End-of-year letter - Bob will expand the letter to include thanks and what we've accomplished. Dalen will meet with Rochelle to finalize the copy and review the mailing list. The letter will be printed and mailed professionally.

#### 7. Other

- Sienna noted that if we are thinking of a 2017 CasparFest, we need to pick a date soon.
- Judy will send suggested changes to the website to Sienna
- Annie will contact Paul R. about grant money available for fire safety. Sienna said their invasives team could use some tools.

Adjourned at 11:15  
Respectfully submitted,  
Annie Lee

**Calendar**

Sunday, November 22  
Monday, November 23

Saturday, November 28

Friday, December 4  
Thursday, December 10  
Friday, December 11  
Friday, December 18  
Sunday, December 27  
Thursday, December 31

Fourth Sunday Breakfast, 9  
End-of-year letter mtg, 11:30  
Volunteer Appreciation Party mtg, 12:30  
Headlands Workday

Board meeting, 9:30  
Garden Workday, 12  
Pub Night – Dalen cooking  
Board meeting, 9:30  
NO BREAKFAST  
New Year's Eve with the Mixed Nuts

**2016**

Sunday, January 17

Volunteer appreciation Party