

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

**September 22, 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; Tre Loy; Kendall Smith; Dan Dickson; Elizabeth Alden

Quorum Declared: Yes   X   No       

**II. Approval of Minutes:**

No action taken.

**III. Reports**

**A. Correspondence**

**B. Treasurer:**

**C. Manager's Report**

No reports were received in light of the special focus of meeting on Kitchen project.

**IV. Old Business**

**A. Kitchen Report**

Judy Tarbell brought the models she has constructed of various design alternatives for the kitchen project, and distributed preliminary cost estimates obtained from James Deering at Artistic Building. (copy attached). In summary, the design alternatives which he priced out for us were: 1) the original design consisting of the pentagonal bay and wraparound kitchen (\$204,000); 1-a) add front deck with translucent overhead and trellis (add \$18,700); 1-b) reconfiguration of bathroom roof (add \$15,000); 1-c) 12 foot deck wrapping around east and south sides of building (prices provided by square and lineal foot, with ultimate total depending on extent of deck); 2) Design #1 but with Gable Roof (deduct \$2400); 3) Shed design w/ 9' walls (\$194,000); 3-a) shed design with 8' walls (192,500); 4) Square pop-out design (\$199,400); 5) Expansion of existing kitchen and construction of apse on south wall (\$87,000); and 6) postal pavilion (\$27,000).

There was extensive discussion by all present about the pros and cons of the different design alternatives. The majority seemed to favor design #1, with some support for design

#2 (gable roof). One strong opinion was expressed in favor of design # 3. Arguments for and against the various designs focused principally on aesthetics, degree of confidence in the preliminary cost estimates and on the design and ease of installation of solar facilities which the various designs offered. Some expressed a strong belief that solar panels should be installed on the building roofs; others believed ground level installation was preferable. It was noted that any solar panels installed on the new roof lines would have to be installed on a frame of some sort to achieve maximum efficiency (angle of repose.) Many well-considered points were articulated in favor of and against each of the principal designs in contention.

Discussion was also conducted about additional renovations which could be incorporated now or in the future, including conversion of the bathrooms to storage or useable space and relocations of the bathroom facilities to the east, as well as the potential for adding space onto the east end of the north room to provide an area for a permanent stage and dressing area in the location of the existing kitchen.

At the end, there seemed to be a general consensus that incorporation of solar into the final design was desirable, but that the selection of an individual design was not driven by the desire for solar, as it could be incorporated into any of the designs under consideration.

A motion was made, seconded and carried unanimously that the Caspar Community apply for a Coastal Development Permit for design #1, with the inclusion in the application of design alternatives 1-a, 1-b and 1-c, and with the understanding that a solar component would be included in the application, the design of which would be determined by the board prior to the time the permit application was filed, and with the additional understanding that at the time the project is put out for bid, a bid will also be sought for design alternative #2.

Dan Dickson will be directed to begin the drawings necessary to the permit application.

A further discussion of fund raising was had, noting that we should be focusing our efforts now that a final design had been selected and with the upcoming fund raising dinner in November.

## **V. New Business**

### **A. Municipal Advisory Council**

Trey Loy joined the meeting to give a presentation on his efforts to stimulate interest in the communities along the coast in forming Municipal Advisory Councils. Kendall Smith, the Fourth District Supervisor, was also present and able to provide some additional information.

Municipal Advisory Councils are appointed by the Board of supervisors to serve in an advisory capacity on planning and land use matter affecting the geographic area for which the advisory council is formed. The county generally supports the idea of MACs to increase communication with communities on the coast, and the Board of Supervisors has budgeted \$30,000 to help fund the activities of MACs. MACs presently exist in Gualala and Laytonville. Although strictly advisory in nature, the Gualala MAC is being compensated by the County to serve as a "first review" on land use matters. Loy has been holding meetings in Mendocino and Albion in re establishing MACs in those communities, and wishes to begin

holding meetings at the CCC with regard to establishing one in the Caspar area. His presentation was made as a courtesy to let us know what he was doing, and after thanking him, the board let him know that he was welcome to speak with Dalen about scheduling a rental for the CCC for that purpose.

Questions were asked about how the purview of a MAC in Caspar would be different than the role currently being played by the Caspar Community. Based on responses by Trey Loy and Kendall Smith, it would appear that the role and activities of a MAC would be the same as the activities presently being conducted by the CC, with the principal difference being that the MAC members would be appointed by the County Board of Supervisors. Kendall Smith stated that persons serving on a non-profit board, such as the Caspar Community, can also be appointed to a governmental board, such as an MAC.

#### **B. Schwab Account**

The treasurer reported that it was advisable for the CC to set up a brokerage account in order that we can receive donations of stock. She is recommending that we open one with Charles Schwab and distributed the resolution which we would have to adopt to do so. Action was tabled until the next meeting to permit review of the resolution to determine its consistency with the by-laws of the CC.

#### **VI. Adjournment:**

The meeting was adjourned at approximately 12:15 a.m.