

Caspar Community Board Meeting
Caspar Community Center
Friday, January 11, 2013

1. Call to Order 9:10
Present: David Alden, Rochelle Elkan, Susan Juhl, Susan Keller, Annie Lee, Paul Reiber, Oscar Stedman, Judy Tarbell
Staff: Dalen Anderson
2. Minutes of December 28 were accepted.
3. Changes to Agenda– none
4. Correspondence
Sally Stewart informed Judy she had heard someone was buying rental property in Caspar.
5. Reports
 - A. Executive Director
 - Dalen will be contacting a non-profit that donates paper goods to non-profits.
 - The center is busy: wedding tomorrow, HSU Grant Workshop, monthly meetings of League of Women Voters and Audubon, new classes (Zumba Tuesdays and Thursday mornings, Hula Tuesday evenings), and Music Together.
 - The Winter Market folks are very happy. Board members can have free lunch.
 - The Bookmobile comes on Wednesdays.
 - If Board members should send their gmail address to David he will enable entrance into the Google calendar.
 - B. Finance/Treasurer
 - The Finance Committee is developing a proposed budget using last year's figures. Dalen will distribute before the next Board meeting.
 - Capital Reserve –Target of \$60,000 in addition to our USDA required one month's mortgage/year. This year we put \$20,000 into this fund in savings with a proposal to set aside an additional \$3,000 per year.
 - Operating Reserve –Target is \$60,000, or about 25% of yearly gross. At the end of 2012 we had \$10,000, with a recommendation to add \$2,000 per year. Dalen suggested adding at the beginning of the year by transferring from checking to earmarked savings.
 - The committee will look into an investment account with the long-term, earmarked funds.
 - David suggested continuing to work on Policies and Procedures.
 - C. Facilities
 - Work Party Sunday, January 13 at 10 to organize the barn and gut green room. Judy volunteered to head a crew to build a shelving unit on the north wall. Once the room is cleared, we will decide how to treat the floor.
 - Dalen will install a motion-activated light outside green room door.
 - Oscar commented that the south front door is not locking and the stair lighting is still not working. Maybe a timer or an illuminated switch at the bottom. Referred to Facilities Committee.

D. Fundraising/Marketing

The committee met after the Board meeting.

E. Community Planning

- Community meeting scheduled for Sunday, February 3 was changed to February 24 because of the Super Bowl.
- Gary Fulbright has submitted an appraisal, excluding the Company Store and the potential liability of the gas tank across from the Company Store. The gas tank could be a negotiating point. David noted that it is standard real estate practice to do an underground survey. We should ask the agent if they have Regional Water Quality Control closure on the tank. The next step is to make written contact with Eric, the Broker.
- Oscar's asking price is \$2.9 million.
- Tarbells have been working with John Prince who specialized in large properties to look at subdivision possibilities. Once we have an offer, we can work through the Coddingtons.
- Judy suggested we create a Community Land Trust which could buy the parcel behind the Inn. Jim Tarbell will work with the Aldens to set up the CLT. The appraisal (\$163,000) seemed low, probably because if the houses were demolished, only one unit would be allowed. Michael Steele could buy the parcel behind the CC and contribute acreage to the property behind the Inn to provide septic system. Judy also suggested we do a survey of the townspeople to see what form of water-holding entity they would like, and create that to receive water from Caspar Cattle Company.

F. CasparFest/Pub Night

- The CasparFest Committee met after the Board Meeting.
- Pub Night
 - Miriam's behind-the-scenes work was appreciated.
 - Cooks are lined up. We will continue to acknowledge staff at PN.

6. Other

A. Garden

Rochelle emailed Sakina, Oscar, and the Browns to set up a meeting for February 7 at 2. Oscar will try to arrange an earlier meeting.

B. Liquor License

Dalen will meet with ABC next week.

Meeting adjourned at 10:15

Respectfully submitted,

Annie Lee

Fundraising/Marketing

Present: Jima Abbott, David Alden, Dalen Anderson, Rochelle Elkan, Susan Juhl, Susan Keller, Annie Lee, Paul Reiber, Oscar Stedman, Judy Tarbell

See Calendar for additional activities (in bold).

We have HUB insurance that might make rentals more accessible, e.g., quinceñeros

Rochelle recommended that we have FR/M meetings after board meetings.

Calendar

Sunday, January 13	Work Party, 10
Friday, January 25	Board Meeting, 9
Sunday, January 27	Breakfast
Thursday, February 7	Garden Committee, 2
Friday, February 8	Pub Night
Friday, February 22	Fourth Friday Free Family Film & Fun Night, 6 “The Great Muppet Movie”
Sunday, February 24	Fourth Sunday Breakfast
	Community Meeting 4
Friday, March 8	Pub Night
Sunday, March 24	Fourth Sunday Breakfast
Saturday, March 30	Rummage Sale (no pickups)
Friday, April 12	Pub Night
Sunday, April 21	Meet Your Neighbor Miriam Davis, 7
Saturday, April 27	Uke Fest
Sunday, April 28	Fourth Sunday Breakfast
Sunday, May 5	Cinco de Mayo Dinner w/ Los Cumbaleros (?)
Friday, May 10	Pub Night
Friday, May 24	Fourth Friday Free Family Film & Fun Night 6
Sunday, May 26	Fourth Sunday Breakfast
	Flea Market
Friday, June 14	Pub Night
Sunday, June 23	Fourth Sunday Breakfast
Friday, June 28	Fourth Friday Free Family Film & Fun Night, 6
Friday, July 26	Fourth Friday Free Family Film & Fun Night, 6
Sunday, August 4	Kevin Brown & Kalae Miles(?)
Friday, August 23	Fourth Friday Free Family Film & Fun Night, 6
Saturday, September 7	CasparFest (?)
Saturday, October 12	American Folk Festival (tentative)
Saturday, November 16	Harvest Dinner