

Caspar Community Board Meeting
Caspar Community Center
August 6, 2021

Board Members:

Present: Dalen Anderson, Robert Frey, Annie Lee, Paul Reiber, Glenn Rude, Paul Schulman

Absent: Rochelle Elkan

Quorum present? Yes

Others Present: Lea Stedman, Ariana Bayer, Josh MacDonald

Proceedings

1. Meeting was called to order at 9:40 am by President Paul Reiber.
2. Minutes: Minutes of 7/16 were not available
3. Changes to the Agenda: none.
4. Community comments and input:

Josh [(415) 309-1936/josh.macdonald@gmail.com] reported that the water system has been poorly maintained and is proving to be an “economic drag” and not viable as a private system. It needs capital investment and more users. There is government funding available.

There are two wells. The lower well used to serve water trucks but was shut down 10 years by the USDA as not commercially potable. It needed a \$100k treatment system which Oscar declined to develop. The upper well (180’) serves the water system under gravity pressure through a mix of pipes that run under highway 1 (near Scotty and India Gingell’s), west across three parcels to Caspar Road, then north to the White house past the Community Center.

The system has been treated and monitored for chlorine levels by Donna Feiner (licensed treatment operator), who has recently begun bacteriological testing. The two wells combined produce significantly more than the current system usage, and Josh is interested in rehabilitating the lower well to serve as a water truck filling station that, provided usage is sustainable, could help finance replacement of the aging system’s main water pipes.

The most likely model for a community water system is a Community Services District (CSD). Caspar Community previously invested \$13-15k in lawyers but found we would have to be incorporated. Josh contacted the Local Agency Formation Commission which suggested looking into joining the Caspar South CSD. Josh will reach out to civil engineers and other resources.

Bob suggested Josh talk with Ellen Buechner who oversees the water system at Sea Ranch. Lea suggested Josh talk with Susanna Thomson.

5. Correspondence: None

6. Committee and Staff Reports

A. Office Manager - no report

Event Manager - There have been several cancellations, including weddings, private parties and ongoing classes.

B. Finance/Treasurer - no new report

C. Caspar Community Garden

The Board expressed unanimous support for whatever the committee decides about membership in the garden which will be discussed, with Charles Bush as mediator, at the next garden meeting on August 12.

D. Facilities

There have been ongoing problems with the Advanced Security Systems fire alarm. Lea has asked for three weeks for a full system inspection with no results. Our insurance agent and Fort Bragg Fire Department both recommended, and Lea will contract with Deep Valley Security, located in Ukiah.

There are two leaks, one in the fire hose and a puncture in the water line from Matt Rowland's set up for a recent memorial. Lea will call North Coast Plumbing and ask them to fix both. Dalen will remind Matt in October that Caspar Community covered the cost of repair.

Wi-Fi – There will be an ongoing cost to providing a public use system. After experiencing the number of requests for Wi-Fi during the Forest Fest, it was decided to provide the password as requested and change it at the beginning of each month.

Mike is not working due to a hernia; Lea will take out the trash and recycling. As Mike has mentioned retiring, we may have to hire a maintenance person.

E. Fundraising

The August 22 Breakfast is scheduled with Dalen as chef.

Upcoming events to be planned are the Center 20th Birthday Celebration on October 2nd, the Annual Fundraiser/Online Silent Auction, and possibly New Year's Eve.

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The bar at the Forest Fest made \$1,497 gross.

F. Community Planning/Development

Paul Reiber spoke with Supervisor Ted Williams about community regulation of non-resident housing, a possible topic for a community meeting.

G. Human Resources

The committee will schedule a check-in meeting after Jim Tarbell returns.

H. Preparedness

In response to Lisa Weg's report of problems with mold/mildew in the trailer and supplies, Lea and Lisa will confer about cleaning the supplies. A detailed discussion ended in a decision to have a workday on August 24 to clean and organize the garage and supplies. (Building a storage shed is not a solution as it would involve a Coastal Zone permit.) It was suggested that the trailer could be moved to the south side of the pump house to provide access to electricity for a fan and heat lamp. Other options include painting the roof and installing solar panels.

The Board decided by unanimous consent to change the meeting time from 9:30 to 9:00 am.

Dalen MOVED to accept Ariana Bayer as a Board member. Glenn SECONDED. The motion was PASSED unanimously. Welcome, Ariana.

The meeting was adjourned at 11:05 am
Meeting minutes respectfully submitted by Annie Lee