

Minutes of the Caspar Community Board Meeting 9-5-2025

*Present:* Ariana Bayer, Annie Lee, Bob Frey, Dalen Anderson, Suzanne Jennings,  
Paul Reiber, Paul Schulman

*Absent:* Rochelle Elkan, Glenn Rude, Judy Tarbell

*Others Present:* Jennie Stevens, Michael St. John, Mike Dell'ara, Ruth Dell'ara,  
Mary Kay Champagne

*Quorum present? Yes*

I. Meeting was called to order at 9:30 am by President Ariana Bayer

II. Minutes: minutes were approved.

III. Changes to the Agenda:

Ariana added ABC paperwork to the end of the meeting and inserted the discussion with Michael St. John after the regular business of the Board.

IV. Community comments and input:

Mary Kay Champagne requested that English Country Dance, as a long-time renter and presence in Caspar, be included in CasparFest. She suggested that the group would make a donation. The Board was unanimously in favor.

V. Correspondence: None

VI. Committees and Staff Reports

A. Office Manager: No report

B. Rental Manager:

Nick will be purchasing a new computer and printer for the office.

Bob has recommendations and will confer with the Finance Committee.

The Rental Committee discussed hiring someone to do some of the tasks previously done by Mike. A full list of duties is forthcoming, and we will be looking for someone for that position soon.

C. Facilities:

The office renovation – painting and flooring – is almost complete. Jennie will be working on the baseboards and electricity, The desktops are due early next week.

Dalen and Annie have started the kitchen deep clean.

D. Staff Support Committee: No Report

E. Finance/Treasurer: Total assets are \$180,000: \$15,000 cash, \$20,000 CDs, \$145 Money Market

F. Caspar Community Events & Fundraising:

CasparFest was successful.

Game Night is planned for the winter.

Makers & Bakers: Jima will no longer be available to organize.

Paul will confirm Mama Grows Funk's availability for New Year's Eve this week.

The Caspar Walking Club has met for 10 weeks and will enjoy a celebratory breakfast.

Linwood, *last name?* will donate wood for Caspar Headlands benches.

The next Event Committee meeting will be Tuesday, September 9 at 4. Focus will be on the Fall Fundraiser.

G. Caspar Community Garden:

There will be a workday on Saturday, September 5.

There are beds available.

The next meeting will be Saturday, November 1 at 11.

H. Communications: No report

I. Community Meeting: see discussion below

J. Emergency Preparation:

Rosco Tuomala and Jason Vallina requested a clearer idea of the number of people we should plan to accommodate for sleeping and food. We have 25 cots and could plan on feeding 100 people for 3 days, especially if we suggest people bring their frozen food. The Board will ask them for inventory recommendations. The Community Center will most likely function as a hub. It was suggested that we have a Community Meeting focused on Emergency Prep.

K. Local Coastal Plan: No discussion

L. ABC license

Connor prepared packets of forms for officers and other Board members to complete. Call Ellinor at Hogan and Stickel, 961-4400, for a notary appointment. We are clients, so there is no charge, though a breakfast ticket or two might be appropriate.

We will need a temporary permit for the Fall Fundraiser to auction wine.

M. Michael St. John

Michael's holdings include the Superintendent's house (its own lot), the 55-acre parcel that includes the land surrounding the Community Center (20+ acres), and the land across the highway (also 20+ acres).

The Mendocino Land Trust is interested in managing the pond, creating a path, installing benches, fencing, and signage. The Audubon Society and the Coastal Conservancy might provide funding for the project. There is a possibility that the land Trust could raise the money to purchase the east-of-highway parcel, following subdivision of the west-of-highway portion from the east-of-highway portion. Subdivision is possible, but approval by the Coastal Commission and the Planning Department is not assured.

The land around the Community Center includes the corner lot (100'x400') and the RV lot (1/4 acre), and the west-of-highway portion of the current, undivided, 55-acre parcel.

The corner lot could be built on.

Michael submitted maps showing how a boundary line adjustment of the corner lot could create an L of just under an acre that would fill out the Community Center lot from the current east boundary to Caspar Rd and Caspar Street. A boundary line adjustment, a six-month process, would not require a Coastal Permit.

**At this time**, the RV parcel has not been classed as a wetland, is saleable, and could be built "wall-to-wall," though it has no water or sewer.

Michael, with Mike Dell'Ara and Jim Tarbell, estimated a purchase price of \$200,000. Michael could finance with a substantial down payment. The Tarbell foundation is willing to entertain partial funding.

Bob: We have financial stability and could take on payments.

Ariana: How can the Coastal Commission and Coastal Conservancy help us?

Paul S. suggested enlisting support from Bernie Norvell and Chris Rodgers.

Ariana will invite Matt Franks, Land Protection Manager from Mendocino Land Trust, to join us at the next adjourned Board meeting on September 19 at 10 am in preparation for a Community Meeting after breakfast on **Sunday, October 26 at 4:00.**

VII. Meeting adjourned at 11:15am

Meeting Minutes respectfully submitted by Annie Lee