

Minutes of the Caspar Community Board of Directors Meeting  
June 1, 2007

I. Call to Order 9:10 AM

Present:

Board Members Ray Duff, Susan Juhl, Susan Keller, Judy Tarbell, Paul Reiber, Paul Schulman

Absent: David Alden

Staff: Dalen Anderson

II. Approval of Minutes

The minutes of May 18th were corrected and approved.

III. Reports

President:

Paul said that David's minutes are so good that he wants to see them soon after the meeting, so we can enjoy them more than once. We agreed.

A. Correspondence

Dalen noted that a woman with reddish hair and glasses who lives on Pacifica put up a poster.

Someone sent in an application for "Programs manager" job, which is filled, very well, by Dalen.

Laurie Hayes complained that we're talking about political situations on the list serve.

Bette Goldfarb/CDF/Ed Powers letter to Paul was brought up. It will be on the agenda for the June mtg.

Oscar hasn't cashed our last two water payments.

Judy announced that the newsletter is finished and being printed.

Jan Boyd did a good job on the layout.

B. Treasurer

Judy said that the financial group had met and will look at the Schwab account.

She encourages us to have more events to raise money for the kitchen fund.

C. Manager

Dalen announced that we raised \$815 from vendors fee plus \$2700 for the last b'fast.

These morning shindigs are almost too successful: There were delays getting food to the many people there. We'll bring the 6 burner stove in at the work party in July. (Paul Reiber will contact Art's appliance, to appraise the stove.)

We'll hold a flea market in August, during the breakfast.

Heidi is doing June's breakfast.

The State Board of Equalization wants quarterly reports.

The World Folk Festival meeting is back on track. Gertie might be in the 4th of July parade, to advertise the Fest. Judy said she'll try to spiff her up. We need musicians and signs.

Dalen's rented our parking lot to the Wine Commission for \$300 for an evening event. A shuttle will take people to the Heritage House for an awards ceremony.

We looked at the new brochure, which will be placed in Chambers of Commerce, with wedding planners, etc. (Fees went up for Saturday and the use of the kitchen. We approved.) Fees will be printed on a slip-in. Printing the brochures will cost a few hundred dollars. Dalen will get quotes from professional designers. She encouraged us to give her pictures of events other than weddings.

We need 25 more chairs and more dishes, too.

D: Finance

The Mendocino Community Foundation has given a grant for Paul Reiber's work on the Postal Pavilion.

Gorse: We need to get the attention of people who can help. Caroline Schooley and Guil Dye are obvious names. Try the Fire Safe Council too.

#### IV Old Business/updates

Judy said there's a meeting on the 18th for interior design at 11 AM. Heidi, Bob Winegar, Oscar, Debbie, Margaret etc will be there.

The Michael St. John project:

Judy encouraged board members to come to the meeting at the Center on Sunday June 3 at 7. There have been complaints that a small group is doing the talking and planning. The June 10th Community meeting will talk about the plan.

Reportedly, M St. J says the best way to accomplish his goal is a Limited Liability Corp. However, only 35 people can invest. He says \$2.5 million will be needed.

Another way: a LLC with pods of investors. Ten people could give \$1,000 or one could give \$10,000.

Investment could be limited to local people. Out-of-towners would have to go through a local. Not more than \$100,000 can be invested by one person.

We could use a Community Land Trust Model. Low and moderate income dwelling would be built. The CLT owns the land for 99 years. An owner could sell his house but it would be at the price he paid for it plus a small amount. This way the house stays affordable.

Combine the CLT and the LLC: you'd have non-market based wishes of community included (ie, duck ponds, farm lands) as well as office buildings.

There are government grants available for low-cost housing, but this is not Market driven.

We must realize that some people don't want our open land built with low cost houses.

They'd rather see 10 splendid houses instead of high density. So we need to be alert, and since Michael St. John wants guidance from the community, we must pay attention to all views.(M St J would gift the Community with a \$100,000 share).

The Caspar Fest is Sept. 29th and 30th. Human Revolution will play on Saturday night; it's an appeal to young people. The committee says it's spending half as much money as last year for a Fest that will be twice as good.

There's a July 1st work party. Will we install the logging pulley? David and Judy might arrange it.

The Ed Powers logging plan: CDF had called Loraine Duff, asking her for further comments. Bette had escalated the issue to Santa Rosa, then to Sacramento. The decision comes June 8th. There is "wonderment" about the Timber Management Plan. Ed doesn't have a logging company. The TMP isn't as strict, therefore. But what is going on? Is Ed developing the land, in order to sell it? Sacramento said the parcels are for sale. How would new owners manage the timber? In sales agreement? Transferable? CDF web site has documented all this. Bette wants to bring it up at the June mtg.

A letter from Jim Cummings said he was backing Ed, that we are bullies. He said Ed tried to make nice but we blew him off. Ed's improved the property. (He did treat his neighbors badly, though).

#### V New business

The newsletter will be processed for mailing at Judy's house this Saturday night.

The questionnaire is on hold. Someone said it's confrontational. It's specific to M St. J's project.

The June 10th CCC meeting: Paul Schulmann will facilitate it.

We'll have the report on Power's logging Plan from Ray.

The Caspar Fest will be covered by Dalen.

Michael St John will give a half hour presentation of his plan. We could start out with the original Caspar plan; the 1998 November vision. What changes have taken place to it? Betty wants to air her feelings. We will try to keep comments to three minutes, and the people giving them will be called on in order of their raising their hands. We welcome positive ideas. Our objective is to see what we can agree on. The main issue: ownership of property and control of it. Is the community involved a lot? Is the money in the hands of owners or people in community? Do we take control or let it be? If we are in control, are we pro-active in purchase of property or should we stay out of it and let a private developer do what he wants? It's a matter of the market taking care of it and seeing what happens, or our taking control of land. (It leaves out whether M St J is the developer of choice). We could ask the developer to do what we want. We'd like to control the water. Some board members have encouraged M St J to explore his proposal but we as a board are not endorsing him. We are supporting the community and its wishes.

We will give a pledge pitch, and a Board member pitch. The board members will be announced at the June meeting.

The next board meeting is Friday, June 15th at 9 AM.

#### VI Adjournment

We adjourned around 11