

Minutes of Caspar Community Board of Directors Meeting
January 29, 2010

I. Call to Order/Present: (Call to Order at 9:10 a.m.)

Board Members: Susan Juhl, Rhoda Teplow, Paul Reiber, Paul Schulman, Susan Keller, Jessie Lee Van Sant, and Annie Lee.

Absent: Bette Goldfarb and Judy Tarbell

Guest: Mike Del'hara

Staff: Dalen Anderson.

Quorum Declared: Yes X No _____

II. Approval of Minutes:

Annie sent the minutes of the last meeting of Jan. 15 to Dalen.

III. Reports

A. Correspondence

Dalen said groups and parents are waiting for the playground to open.

B. Treasurer

Dalen said end of the year chores are all done. We have over \$4,000 in checking now.

C. Manager's Report

Mendocino Weddings suggested that there be a responsible coordinator in charge at each wedding to watch over candles and thus allow candles at events.

Rhoda suggested that wording be added to rental contracts stipulating that there be a coordinator on site to watch over the candles. Dalen suggested only votives in glass cups. The fire regulations say candles are ok in ceremonies, theatrical performances and dinning facilities.

Our May breakfast will be May 30th in conjunction with our flea market.

April 10th and 11th is our rummage sale. Take rummage to Rhoda's garage.

Dalen will allow a rental discount to events, which are fundraisers for Haiti.

Dalen will buy some No Parking/ FIRE LANE Signs to keep the driveway open for emergency.

IV. Business

A. Kitchen

Dan Dickson has been in touch with the Ag department and our plans are at the Ukiah planning department. Paul R. will request notification if there are significant changes to be made. Lee Tepper will donate a 5,000-gallon water tank.

B. Playground

We are still waiting for completion.

C. Highway Crossing.

The DOT sent a letter saying there were only 7 collisions, which is half the state average, and that there are no discernable patterns to our accidents. DOT will research pedestrian activated flashing lights. At this time DOT can't justify a reduced speed zone. This letter will be in the DOT file in the CCC office.

D. Pledge Drive

We received a \$10 monthly pledge and one upped theirs to \$20. Susan will request pledges at the next breakfast.

E. Fire Safe council

They want us to be included under their insurance. Susan J. will call them to agree.

F. Building Site Project Coordinator

Mike Del'hara gave us information about what he had to do as the coordinator for our last remodel, which included the foundation, decks, septic system, bathrooms and more. John Wozniac was the contractor and Dan Dickson was the architect. Mike coordinated John and Dan. Mike and Judy interfaced with USDA. They had to manage the cost over rides. The project coordinator needs to be around here at least every other day. Paul R. said if he did it, he would have to be paid. Mike said there is a lot of negotiating which needed to be made between contractor and architect. Our new kitchen passed environmental health. There will be more water and electrical issues. The contractor should provide a timeline and a Gant chart with the bid. The longer the project takes the more opportunity there is for cost overrides. There should be payouts at certain levels of work completed linked to inspections and USDA which sees our change orders. At this point Paul Reiber excused himself and left the room. Dalen wants to be involved in the team that oversees the construction. Judy thinks the project coordinator job should be put out to the public. Paul Reiber knows the details of the project. Mike said it would be good to have a board member like Paul R. as a coordinator in order to negotiate. It took at least 6 months for the last remodel, and Mike was here a couple of times a week for about 5 hours a week. Jessie Lee suggested we take photographs at each building stage.

Rhoda and Paul S. suggested that the board pay Paul Reiber a stipend to be our project coordinator as a board liaison if David says it is legal.

Ideally Dalen would like for us to break ground in spring and work all summer long and break through the walls after October 15.

Paul R. returned to the room.

The next meeting is Feb. 12, Friday at 5:30 pm.

There will be no meeting Feb. 26 due to 4 members being absent.

Our next board meeting will be March 12th, Friday at 5:30 pm.

The community meeting will be March 14th, Sunday at 3 pm and is not a potluck. Coffee and snacks will be served.

Paul S. thanked Annie and Jan for the lovely newsletter.

The meeting was adjourned at 10:37 am.

Respectfully submitted,

Rhoda Teplow