

Caspar Community Board Meeting
Caspar Community Center
December 2, 2016

Board Members:

Present: Dalen Anderson, Rochelle Elkan, Robert Frey, Marty Johnson, Paul Reiber, Paul Schulman

Absent: Annie Lee, Ed Murrell, Glenn Rude

Quorum present? Yes

Others Present: Sarah Million McCormick, Sienna M Potts, Michael Potts

Proceedings

1. Meeting was called to order at 9:35 am by President Bob Frey.
2. Minutes of 11/18/2016: Approved.
3. Changes to the Agenda: none.
4. Community comments and input

Michael Potts reported on progress toward achieving the Community's goal of controlling the Caspar water system. He has been in communication with Heather Gould and Elizabeth Klueck of Goldfarb Lipman Attorneys in Oakland, who were recommended as the most knowledgeable legal firm in the area of community land trusts.

Heather and Elizabeth have sent an engagement letter offering to (1) research possible structures for the formation of a community land trust and a water co-op or nonprofit utility provider, (2) draft necessary Articles of Incorporation and Bylaws for an entity or entities, and (3) complete the application process for a CLT and an entity to own, rehabilitate, and operate the water system. Their estimate of the cost of these services is \$15,000 to \$20,000.

The Tarbell Foundation has expressed willingness to continue funding this as community development.

A provisional mission statement is being written, based on the Community Land Trust Network's model:

"Caspar Community Land Trust develops and stewards workforce housing, community gardens, commercial spaces and other community assets on behalf of the Coastal Mendocino County community."

After discussion, the Board unanimously approved the following motion: Moved (Paul S) and Seconded (Marty): "The Board authorizes Michael Potts to sign the Goldfarb Lipman Engagement Letter to explore structures and found a Community Land Trust, the amount not to exceed \$20,000." Motion approved unanimously.

A formation meeting for the entities proposed by Gould and Klueck is tentatively planned for late February.

5. Correspondence

Marty composed a Pub Night letter. Sienna will email it to Board members for comment and approval by email.

6. Reports

A. Center Manager/Office Manager

Sienna reported that we have received 10 End of Year donations so far, totaling \$960. Miriam Davis's announcements at the November Breakfast also brought in a new pledge. We have 12 monthly pledges totaling \$265.

Sienna sent the year's Community Events report out by email. She also sent a summary of the successful Harvest Dinner & Silent Auction. She pointed out that Dalen very generously donated the time she worked for the Dinner.

Sarah will be out of town the weekend of Pub Night. She has been working on a crew and asked for help filling some of the positions. Quinn [Last name?], a community service worker, has been deep cleaning the kitchen and is putting up flyers for Pub Night.

Sarah will shop around for rat-proof storage containers. There are Vitamin D (poisonous to rats but not other animals) bait traps set. Poison could be a next step. Sienna is strongly against it.

B. Finance/Treasurer

Bob reports that overall our investments are up. In December we will get a quarterly dividend from Ford. Next meeting in January.

C. Pub Night, Breakfast

Karina Ulrich is cooking for December Pub Night.
No Breakfast this month.

D. Caspar Community Garden

There was discussion of the possibility of a farm stand. Rochelle plans to leave the Garden Committee and suggests that Marty replace her when she starts to garden. Next meeting is February 2nd at 2 pm.

E. Facilities

Paul Reiber replaced filters at floor vents. Paul Schulman will replace water filters. Sienna is ordering new handicap parking signs. She will order a cigarette butt container & designate a smoking area.

Matt Rowland is going to get his own dishwasher and not rent ours.

F. Fundraising/Marketing

Eight tickets for New Year's Eve Dance Party have been sold so far.

Harvest Dinner and End of Year donations discussed above.

G. Community Planning/Development

Volunteer Appreciation Party will be Sunday, February 12, 2017. There will be a planning meeting on Wednesday, December 14th at 10 am.

Sarah will invite potential planners.

Meeting adjourned at 10:50 am.

Meeting minutes respectfully submitted by Sienna M Potts.