

**BOARD MEETING MINUTES | OCTOBER 20, 2016**

Call to order: 6:33pm

**PUBLIC ITEMS**

**1. Roll call:**

- a. Board members
  - i. Cristiane Asiano
  - ii. Jon Hall
  - iii. Donald
  - iv. Allison
  - v. Christie
  - vi. Rebeca
  - vii. Rob
  - viii. Brian (arrived at 6:39, right at 3a approval of meeting minutes)
- b. Visitors
  - i. Melissa Dietz: resident, teaches Biology at a charter school in Chula Vista
  - ii. Laurie Brogan: member of community garden since 2004
  - iii. Sue Zinda: member since 2006 of community garden, former CDC board member
  - iv. Philip Asiano: CDC member
  - v. Cori Dunton: resident, student at SDSU getting degree in social work and doing residency at Shakti Rising

**2. Agenda Modifications**

- a. *Jon made a **motion** to add the following items to the agenda. Rob seconded. All in favor, none opposed.*
  - i. GH Community Garden
  - ii. Storage unit
  - iii. GGHPG
  - iv. Blair Ward's resignation letter

**3. Approval of meeting minutes**

- a. *Jon made a **motion** to approve the meeting minutes. Allison seconded. All in favor, none opposed.*

**GENERAL BUSINESS**

**1. GH Community Garden**

- a. Sue gave a historical background, per Allison's request. Sue searched for records prior to 2008, but has not found anything. There was an upheaval in the community garden in 2008 and the project leader quit. The new board failed to get a new MOU. Many years later, likely 2014, Sue realized they didn't have the necessary

documents. Brought it up to the board (as a member, not a community garden board member) and was told to pursue it. Took Sue 2 years to get the documents signed, sealed and official. Took 2 months to get the board members to come to a meeting so Sue could distribute the documents. At the next general meeting, explained what the MOU and use permit was and what her role was. In July, another meeting was held where more board members were present (only 4 of the 5 showed up but they did not vote because the chair wasn't there). Chair came to July meeting and at that point Sue brought the documents but was not asked for copies of the documents. The issue being: the MOU assigns Sue as being the project leader and a permanent voting board member, but the board felt that their authority had been usurped. Sue explained that it was the garden's MOU and the CDC's right to appoint whoever they wanted. There was supposed to be an election last July. Finally 4 people were nominated for the 5 positions. Couldn't hold an election; the chair decided not to hold an election because one of the members asked for a copy of the bylaws for the community garden. Board members termed out. Laurie Brogan is Treasurer.

- b. A discussion was held to gain clarity on the CDC's current relationship with the community garden board.
- c. *Cristiane made a **motion** to create a garden committee. After further discussion, this motion was tabled.*
- d. It was decided that it would be best to arrange a meeting with one or two CDC board members and the community garden board members to clarify the relationship and move toward a healthier partnership.
- e. **Action Items:**
  - i. **Sue:** Will send contact information for Joanna, Mary, and Victoria
  - ii. **Jon:** Arrange a meeting with community garden board members

## 2. Storage Unit (Brian)

- a. Discussion about where to store CDC documents that are currently being stored at the Acropolis Space Center and whether or not to purchase a storage unit.
- b. **Action Items:**
  - i. **Brian:** Send email with storage unit prices and suggestion of location.
  - ii. **Board:** Decide on storage unit and location via email.

## 3. GGHPG (Jon)

- a. Jon proposed that at our next special meeting we discuss reaching out to them since there is a lot of overlap in our mission statements. Cristiane goes to the meetings and has a relationship with one of

the directors since they are working on putting parking on 22nd Street.

b. Action Items:

- i. **Jon:** Add reaching out to GGHPG as a discussion topic for next special meeting agenda.

**4. Approval of Blair Ward's resignation letter**

- a. ***Jon made a motion to accept Blair Ward's resignation letter. Brian seconded. All in favor, none opposed.***

## COMMITTEE REPORTS

### 1. Housing Committee

**a. Duplex properties (Cristiane)**

- i. Cristiane brought up the safety hazard at one of the duplexes. A new fence needs to be put up. She passed out three estimates for the board members to review.
- ii. Allison made a motion to review this at our next special meeting. Motion was then revised to table this decision so the board can take the time to review the estimates.
- iii. Discussion about liability if someone were to get hurt. Cristiane has verbally warned the property management company. Suggestion was made that we send something in writing.
- iv. Decision was made for Cristiane to email the estimates to the board and for a decision to be made in the next week. In the meantime, Cristiane will email the property management company and tell them to put up proper signage.
- v. **Action Items:**
  1. **Cristiane:** Email property management company tomorrow and tell them to put up proper signage.
  2. **Cristiane:** Email estimates to board.
  3. **Board:** Make a decision on company to put up new fence within the week.

**b. Golden Villas (Rob)**

- i. Rob gave the update that, after a year, we finally received the final asset management fee we've been waiting for. However, we are not out of a management contract until we create a new one. He met with David Trestle, our consultant on this project, who suggested we use reserve money on designated improvements and repairs. Rob has asked Christie to connect with the property management company to create an improvement list.
- ii. Discussion on the structure of the replacement reserve.
- iii. **Action Items:**

1. **Christie:** Connect with Golden Villas property management company to create an improvement list.

## 2. Business Development

### a. Update on Reader partnership (Brian)

- i. Brian has had numerous conversations with Allysa. He has requested that they send us copies of everything we are responsible for and what they are allowed to sign for us.
- ii. Jon received a letter from a law firm on trademark infringement for the name of the “Burgers & Beer” event. We are the host of the Reader events. The Reader is the “producer”. The trademark infringement is on a restaurant in Imperial County. Email sent to law firm saying we don’t want to violate the trademark but, as far as we know, we are not.

### iii. Action Items:

1. **Jon:** Email copy of the letter to the board
2. **Philip:** Will send a response to the law firm.

## BOARD BUSINESS

### 1. Treasurer Report (Rob)

- a. The operations account is now at \$23, 496. Rob and Rebeca have gone as far as they can on bookkeeping. We’ve signed a contract to move forward with Bogeland and Co to amend the 2015 returns and do the 2016 returns for \$600-800. Hoping we can get some free counsel on the side on how to clean up moving forward.

#### i. Action Item:

1. **Rob:** Upload contract with Bogeland & Co to Google Drive

### 2. Officer Nominations (Jon)

- a. According to the bylaws, nominations happen tonight. Elections are in November. Voting happens next month by directors. We encourage folks to become members. For nominations, we formed a committee: Brian, Donald, and Cristiane.
- a. The nomination committee decided Brian would be the presiding officer for this committee. Their collaborative choices:
  - i. Jon Hall as President
  - ii. Rob Yackley as Treasurer
  - iii. Rebeca Elliott as Secretary
  - iv. Brian Beevers as Vice President
- b. *Brian made a **motion** to nominate the aforementioned people for the listed positions. Allison seconded. All in favor, none opposed.*

## PUBLIC COMMENT

1. Kathleen Winchester: Adopted the oak grove. Most adopted a 6'x6' plot but she adopted a whole grove. She is with Daughters of the American Revolution who have done many things within Old Town and Balboa Park. There are now 11 chapters in the San Diego area. Each item that's happening is happening with a Boy Scout troop. Explained the changes that have been made thus far and what changes are anticipated moving forward. Gave history of the grove and the ship that exploded. Working to do a posthumous award. The grove was planted Nov 30<sup>th</sup>, 1905. They were raising money for the trees to honor the dead of their different societies. Planted 399 trees that day, 66 in the grove. Requesting to work together with the CDC and "Just Serve" on this project as well as others.
  - a. **Action Items:**
    - i. **Kathleen:** Will send contact info

MEETING ADJOURNED: 8:08