North Fork Community Development Council

Minutes of Regular Board Meeting – 5:30 p.m., September 27, 2021

1. Call to Order: The September meeting of the NF CDC was called to order by the President, Dan Rosenberg, at 5:50 p.m. Present were Dan Rosenberg, Wade Wheeler, Barbara Colliander, Sandy Chaille, Christina MacDonald, Matt Henderson, Michael Olwyler. A quorum was present. Guests: Donna Henderson, John Reed, John Bettencourt.

2. Additions to the Agenda: We added a discussion about Jacob Moren to the agenda, and we added an appointment of a member at large.

3. Approval of the Agenda: **Sandy Chaille moved, Wade Wheeler seconded to approve the agenda with the additions. Motion carried.**

4. Public Comment: No public comment.

5. Approval of Minutes of August 23, 2021 Regular Board Meeting: **Sandy Chaille moved, Christina MacDonald seconded, to approve the minutes of the August 23, 2021 CDC meeting. Motion carried.**

6. Financial Reports: August 2021: The financial reports for August were reviewed and Donna Henderson answered questions. The balance in the CDC bank account as of August 31, 2021, is $34,644.26. The balance in the POA bank account as of August 31, 2021, is $12,891.05. **Wade Wheeler moved, Matt Henderson seconded, to accept the financial reports. Motion carried.**

7. Corresponding Secretary/Membership Report: None

8. Discussion and Action Items

   A. Old Business - Updates

      1. Sewer system update (John Reed): John Reed reported that the plant is operational, and we simply need someone to hook up to the system. The Tribe will probably be first. We will ask Paul Irwin to trench an extra 100 feet to bring the sewer line to their buildings.

      2. Lot 4 Jacob Moran: The board made a resolution to move Jacob Moran's property to John Reed. **Wade Wheeler moved, Sandy Chaille seconded the following:**

      Resolution "The Board of the NFCDC hereby gives its consent to "Jacob Moren or his Assignee" (BUYER) to assign or transfer his interest in the

Commercial Lease Agreement (dated January 4, 2018), the Option to Purchase and the Commercial Property Purchase Agreement to "John Reed or his assignee" consistent with Paragraph 22 of said Commercial Lease Agreement and contingent upon the following four conditions:

- **BUYER is current on all obligations due to the CDC and has received written confirmation thereof.**
- **BUYER has submitted invoices to the CDC for work done on the CDC's behalf and provided written confirmation that said invoice covers any and all work done on the CDC's behalf.**
- **BUYER and the CDC having come to agreement (in writing) on the total amounts of these invoices."**
- **The parcel is cleaned up of debris piles and other materials. Including the debris (stumps, metal and other materials) the BUYER piled on the adjacent property**

Motion carried.

John Reed will take care of unfinished tasks and clean up the site including outlot C. Matt will talk with Jacob regarding burning (it is not safe to do so there). We prefer no burning.

3. Lot 19 Sale – Discuss removal of the debris piles and removal of fencing in order to close escrow. The debris piles are more than just the three in question. We are getting the price for removal of the 3 on Lot 19. They may be moved to Outlot B. The CDC owns the fence. We need to decide if we want to take it down and store it, or if we want to sell it (and have it removed). Wade Wheeler is getting an estimate for the fence removal.

4. Asphalt grindings on road to Lot 19 by tribal easement (Update): This is done.

5. Lot line adjustments, easement for tribal property: Christina MacDonald will check with Tribe and Wade Wheeler will meet with Paul Irwin and Christina to confirm the easement for tribal property. The Tribe is putting offices up there. The trail needs to go along the side of the property.

6. Biomass plant – construction and financial update: Wade Wheeler gave and update on the progress of the plant. Funding issues are being worked on.

7. Outlot B – current status: John Reed reported that this NFCP lease should be ended. They haven't paid about $9000. Wade Wheeler will check with NFCP to see what they will do (pay up or pull out of lease). We can move to end this lease, due to non-payment, if necessary.

8. Lot 15 cleanup: Almost done…..

9. Facilities/maintenance: new handyman/fix-it person: There was a discussion about what to do regarding the caretaker task for the CDC. We need weed whacking and other tasks to be done. Weed whacking is taken care of by another person, whom we paid. **Wade Wheeler moved, Matt Henderson seconded, to give a 60 day notice to Donnie and to rent the trailer space at about $400 per month. Motion carried.** The agreement with the renter could include contracting for caretaker tasks to be done (mice, filters, etc). Wade Wheeler has some possibilities and has someone who could fix the disposal and other immediate fix-it needs. (Note: It was subsequently decided to wait a while to notify Donnie. This is at the request of Donnie's close friend.).

10. Collection of membership dues: Donna Henderson sent reminders.

11. Establishment of the POA – incorporation documents: Dan Rosenberg has materials for these documents, including written articles of incorporation and bylaws. The Board asked Dan to send these to members for comment. This would be effective on January 1, 2022.

12. Changes in bank account signers : Done. Online transactions do not need 2 signatures, with log in on line. The bank notifies Donna Henderson of all transactions.

13. Elect Member at Large: **Barbara Colliander moved, Sandy Chaille seconded to elect Wade Wheeler as Member at Large to the NF CDC Board, to serve until we have the next election. Motion carried.**

B. New Business

1. CDC Cleanup Day: No new news.

2. Discuss in-person board meeting next month: The Board decided to meet via Zoom for the rest of the year (2021). The next meeting will be Monday, October 25, at 5:30 p.m. Bill Dodge will chair the meeting.

3. Water system, site drainage issues: Carry topic over to next year.

4. CDC Insurance: The Board discussed the CDC insurance coverage, going forward from September 29th. John Bettencourt was present and gave information on the "Fair Plan" option, which seems to be the only option available to us at $12,000 per year. The group wanted to shop elsewhere, if possible. John Bettencourt will send a list of companies that they work with in California. (Note: In a follow up email, Dan Rosenberg took a vote to go with the "Fair Plan" proposed by John Bettencourt, to ensure that we have coverage as of September 29th. We will continue to pursue other options).

5. Organizational reports

Adjournment: The meeting was adjourned at 8:15 p.m.