North Fork Community Development Council
Minutes of Board Meeting – February 28, 2022
5:30 p.m. via Zoom

1. Call to Order: The February meeting of the North Fork CDC was called to order by the President, Dan Rosenberg at 5:37 p.m.

   Present: Dan Rosenberg, Maryanne Welton, Michael Olwyler, Barbara Colliander, Mary Proper, Sandy Chaille, Wade Wheeler, Christina McDonald, Jennifer Casner, Matt Henderson. A quorum was present.

   Guests: John Reed, Donna Henderson, JB Thornberg

2. Additions to the Agenda: Burning on the trail; Outlot C; Lot 11; Lot 5 solar. These were added where appropriate.

3. Approval of the Agenda: **Wade Wheeler moved, Sandy Chaille seconded to approve the minutes of the January 24, 2022 minutes. Motion carried.**

4. Public Comment: None

5. Approval of Minutes of January 24, 2022 Regular Board Meeting: **Maryanne Welton moved, Sandy Chaille seconded, to approve the minutes of the January 24, 2022 meeting. Motion carried.**

6. Financial Report for January 2022 : The financial report was emailed to members. Donna Henderson was available to answer questions. The balance in the CDC account on January 31, 2022 is $113,839.28. The balance in the Millsite POA account on January 31, 2022 is $16,018.29. **Wade Wheeler moved, Sandy Chaille seconded, to accept the financial report for January 2022. Motion carried.**

7. Corresponding Secretary/Membership Report: None.

8. Discussion and Action Items
   a. Old Business
      i. Biomass plant—update: Wade Wheeler reported that a small crew is working at this time. The target for becoming operational is August 27th.

      ii. Land sales
      - Lots 2 and 3: John Reed reported. These two lots are in escrow, but to close we need to extend the sewer line. He will ask contractors to bid on the sewer line installation.

      - Lots 13, 14 and 15: John Reed reported. The infrastructure needs to go to these lots. These too, are in escrow with Kimber Pallets. Paving is needed, as well as the water, sewer and power. John Reed will get bids on this also.

      - Lots 16 and 17: These lots need paving. The NFCP is getting bids for sewer and water.

- Lots 9 and 10: These are in escrow, with the same issue with sewer lines. Fred Faysal and another contractor will be asked for an estimate

iii. Lease buyout – Outlot B: Wade Wheeler and Dan Rosenberg reported that dialogue continues, with the goal to buy NFCP our and terminate the lease. We can then sell the property to another. Greg Stengl is asking for $23,000. **Mary Proper moved, Sandy Chaille seconded, to authorize the President to offer NFCP $23,000 to terminate the lease for Outlot B and forego all rents in arrears on Outlot B. Motion carried.**

iv. Lot 4 update – anything for the CDC to do? Billy Goat Construction (Jacob Moran) is paid up. There is a drainage issue, and sewer and water need to go to the site before the title can be transferred. Kaylen Carmen will look into it and let us know the cost of fixing it. We also need a lot-line adjustment.

v. Annual meeting: Monday, March 21 at 5:30, virtual meeting: Barb will send out email. Dan will prepare and present power point and will involve other speakers as needed. This includes Paul Irwin from the Tribe. The meeting should be 45 minutes, followed by questions. At 6:30 p.m. the board meeting will start. Maryanne Welton is sending out the agenda for the board meeting.

email notice.	Barb
agenda.	Barb
list of members.	Barb
March xx, 2019 minutes.	Barb
2021 financial report.	Donna
power point of progress.	Dan
slate of officers – ballot.	Barb

vi. Planning for the future: To be discussed next meeting

b. New Business

i. Review email votes since last meeting: **Maryanne Welton moved, Mary Proper seconded, to amend the email resolution to delete lot 12 and add lot 15. Motion carried. The resolution: The Board of Directors of the CDC is hereby resolved to accept the counteroffer from Kimber/Garay to purchase lots 13, 14, and 15. The Board authorizes the CDC President or Treasure to finalize the deal and sign all relevant documents.**

ii. Sale of CDC office building: There was discussion on the pros and cons of selling the CDC building. This will continue in future meetings. **Matt Henderson moved, Wade Wheeler seconded to get a company to do an inspection of the CDC building. Motion carried.**

iii. Complete site infrastructure: Dan Rosenberg asked for a list of all the remaining infrastructure that needed to be completed on the CDC property.

iv. Elections: 6 members at large TBD: Wade Wheeler, Maryanne Welton, Barb Colliander and Dan Rosenberg all have terms that have expired. They will be on the ballot at the March 21st Annual Meeting. Matt Henderson also volunteered to be on the ballot. The ballot at this time:

- Wade Wheeler – 2 year term
- Maryanne Welton – 2 year term
- Barb Colliander – 1 year term
- Dan Rosenberg – 1 year term
- Matt Henderson – 2 year term
- _____ (open) – 1 year term

Members were asked to check with other people who would be good at serving on the board.

v. Sandy Chaille reported that a crew with the Coarsegold RC&D will be working on the Willow Creek Trail, burning brush piles, on Wednesday March 3rd.

vi. A discussion on outlot C will be held next month (per Wade Wheeler).

9. Organizational Reports (if time): History display directional signs are up. The NFVFDA tri tip BBQ is cancelled this year.

10. Adjournment: The meeting was adjourned at 7:35 p.m.

Submitted by

Barbara Colliander, Secretary

Reminder: The next regular CDC board meeting will be on March 21, 2022 after the Annual Meeting