North Fork Community Development Council
Minutes of Board Meeting – July 25, 2022
5:30 p.m. via Zoom

1. Call to Order: The July meeting of the NF CDC Board was called to order by the Vice President, Marianne Welton. Present: Dan Rosenberg, Maryanne Welton, Barbara Colliander, Sandy Chaille, Christina McDonald, Matt Henderson, Cathey Thornburg, wade Wheeler and Mary Dodge. A quorum was present. Guests: John Reed, Donna Henderson, Fred Faysel.

2. Additions to the Agenda: None

3. Approval of the Agenda: **Sandy Chaille moved, Dan Rosenberg seconded, to approve the agenda. Motion carried.**

4. Public Comment: None

5. Approval of Minutes of June 27, 2022, Regular Board Meeting: **Wade Wheeler moved, Sandy Chaille seconded, to approve the minutes as posted on the website. Motion carried.**

6. Financial Report for June 2022 : The financial report for June 2022 was posted. The balance in the NF CDC account on June 30, 2022 is $219,485.75. The balance in the Millsite POA account on June 30, 2022 is $23,127.30. **Dan Rosenberg moved, Sandy Chaille seconded to accept the financial reports. Motion carried.**

7. Corresponding Secretary/Membership Report; There is no corresponding secretary. Donna Henderson will give the membership report next month.

8. Discussion and Action Items
   a. Old Business
      i. Biomass plant—update: Wade Wheeler gave a report. Some work is being done. There are no extensions to the financing for the completion. However, PG&E has given us until August 2023, to take advantage of the agreed upon pricing. There is a State of California grant/loan available.

      iii. Outlot B sale: John Reed has prepared the documents to complete the sale. The map has been amended to take out “rec purposes”. Now this goes to the county board.

      iv. Lot 4 update – lot line adjustment after closing escrow, drainage to be completed by Kaelen Carmen: John Reed said there is interest in the purchase of Lots 5 and 8. Lots 9 and 10 are in escrow and ok to close. Lots 2, 3, 4 escrows are ok to close but need a lot line adjustment.

      v. Planning for the future – CDC office building. Discuss possible sale and value of building. John Reed suggested that we get an estimate of the cost to bring the building up to code and do the repairs necessary. He requested the current rental rates, and Donna Henderson will send those.

      vi. Site infrastructure update – what remains to be completed, Dan asked John Reed for update on roads, sewer, water, electricity. John Reed gave an update on the sewer lines (completed to Lots 10, , 8, 7 and 2, 3, and 4). The estimate for the remaining pavement work is $150,000 to $175,000. Paving needs to be done to 10. Water is available to all except 16 and 17. Electricity is not completed to Lot 19. John Reed will draft a list of the remaining tasks and the price estimate for same.

vii. Rodent infestation in CDC building; Donna Henderson reported that she is not able to find anyone to fix the back wall to the building. Kenny does not have time to do it.

viii. Fire safety at CDC building – proposal from Central Sierra Tree Company for weed removal and brush trimming: Per a previous email from Donna Henderson and a proposal from Central Sierra Tree Company, Sandy Chaille moved, Christina McDonald, seconded, that the NF CDC contract with Central Sierra Tree Company for services per quote, at a cost not to exceed $1500. Motion carried. The services include tree trimming, brushing, chipping, fire clearance, weed eating, proper 100 ft clearance to meet CalFire requirements.

ix. Office rental status and next steps: There are two offices available on August 1st. There is a person interested. However, Angeline DeHart and Jen Casner are going to put this on Facebook as available rentals. Donna Henderson sent them information to do this.

x. Lot 11 transfer to Boosters: There was a discussion on the POA fees for the Boosters, once the property has been transferred to them: do they pay POA fees or not. We will check to see what previous discussions indicated. The POA, once formed, will determine fees. The property needs some lot line adjustments, before the transfer can be made.

b. New Business

i. Welcome Jean Russell, Friends of the Library representative: Mary Dodge was the FOL representative this evening. The FOL were welcomed as an organizational member of the NF CDC Board.

ii. Fred Faysal update on water facility with Madera County: Fred Faysal reported on the County Water Consolidation plan. They are in the early stages and there needs to be more details of what they want from the NF CDC and our water. At the moment, we have a conditional use permit to operate our water system. There was discussion on the need for potable water vs. non-potiable water, and what we would control. More to come.

iii. POA status: Cuttone and Associates has been hired to develop the POA for the NF CDC. They will assist in setting up the POA as a legal entity, with articles of incorporation, a board, and bylaws.

iv. Walking Shield – http://walkingshield.org/ - Christina McDonald. July 27 meeting at 2 pm. This meeting has been postponed until further notice.

v. Board member attendance at meetings: Members are encouraged to attend meetings to the best of their ability.

vi. Board member votes by email: The following motions/resolutions were passed by email vote, since the last meeting:

RESOLUTION:
The Board of Directors of the CDC hereby accept the revised all cash offer of $200,000 to purchase Outlot B and to conclude negotiations for the sale. The Board also authorizes the Board President (Dan Rosenberg) and/or Treasurer (Carolyn Sandy Chaille) to sign all documents necessary to conclude the sale. (passed on July 19, 2022).

AMENDED RESOLUTION:
The Board of Directors of the CDC hereby authorizes the President of the Board to sign the Fee Agreement from the office of Brian Cuttone Esq. on behalf of the CDC. Attorney fees to establish the Property Owners' Association (POA) will be paid from the POA bank account. Total amount spent on this legal work shall not exceed $5,000. (passed on July 23, 2022).

vii. Social media manager: Dan Rosenberg has asked for a volunteer to handle some of the following tasks:

1. Post minutes and other documents on Google Drive
2. Post links to these documents on the cdc website
3. Make a facebook post every time we post on the website

viii. Volunteer coordinator: This will be discussed at a future meeting.

9. Organizational Reports (if time)

10. Adjournment: The meeting was adjourned at 7:00 p.m.

Submitted by Barbara Colliander, Secretary

Reminder: The next regular CDC board meeting will be on August 22, 2022.

Attendance. P = present

Name	June	July	August	Sept	Oct	Nov
Dan Rosenberg (at large)		**P**				
Maryanne Weltton (at large)	**P**	**P**				
Barb Colliander (at large)	**P**	**P**				
Sandy Chaille (nfvfda)	**P**	**P**				
Christina McDonald/MaryAnn McGovran (tribe)	**P**	**P**				
Mary Proper/Marcie Favelo (nfwc)						
Matt Henderson (at large)	**P**	**P**				
Angeline DeHart/ClaudiaVanDenBerg (cusd)	**P**					
Cathey Thornburg (nfb)	**P**	**P**				
Nick DeHart (at large)	**P**					
Jen Casner (nfcoc)	**P**					
Wade Wheeler (at large)		**P**				
Jean Russell (nffol)		**P**				