



## BCLT Annual Meeting Minutes 11.03.18

3pm, Firehouse Meeting Room

*3 pm - 4 pm Board meeting*

*4pm - 5 pm Community update on BCLT acquisitions & new projects*

*(The BCLT is a membership organization. Our meetings are open to members and anyone can join. If you are not already a member you can join for \$10 at the door or at any other time).*

### **1. Closed Session - 2:30 pm: (Board only)**

- A. Staffing / Evaluations
- B. Properties and Projects

**2. Welcome** – 3:00 pm – Meeting called to order at 3:10 pm by Meg. In attendance: Meg Simonds, Howard Dillon, Steve Matson, Patty Bradford, Karen Dibblee, Jeff Clapp, Logan Goodman, Arianne Dar (Executive Director), Leilani Fraser (minutes) and approximately 30 community members.

**3. Approval of Agenda** – Logan motions, Steve seconds, all in favor.

**4. Approval of Minutes** from 10/4/18 – Patty motions, Steve seconds, all in favor.

**5. Financial Report** - Jeff Clapp explains our finances through the third quarter of 2018 (based on the summary distributed at the meeting). We will continue to fundraise to cover our operating expenses in 2019. An audience member acquired about the 990 tax form for 2017, Arianne explained it was in process, had not yet been submitted.

**6. Gas station report** / Al B explained that last year we started a project to update the gas station, but there were issues and the work had to be put on hold, but the tanks were recently repaired. These new contractors were good and coordinated with the tides. The new pump will be installed with a chip reader in December. Arianne explained that in order to fund the gas station we took out a loan from the Rural Community Assistance Corp. Arianne explained how critical fuel is in Bolinas and encouraged people to get gas in Bolinas.

**7. Managing Directors Report** - Leilani provided an update on the LIFT / MEC program for energy efficiency rebates in our units at 6 Wharf & the Gibson House. She also explained that our website is being updated, will have a version for the Board to review in the coming weeks.

### **8. Fundraising:**

**A. Homes from the Heart** - \$695,000. Arianne explained that we are trying for another goal \$650,000 for 2019. This money is our jump start to start new projects.

**B. Grants** – A number of grants that are due, Catholic Campaign – Staff development and benefits for staff \$75,000 / year. 2 phase process, we have sent in the preliminary application. Arianne discussed other grants. Just received a grant for \$8,000 for staff development. Another one up to \$500,000 for upcoming projects – possibly in November? We received \$50,000 last year for 430 Aspen.

**C. Events** – Will be doing another mid-winter event – Audio visual story telling event, hopefully March 2. Checking in on another event in Paradise valley, could do peace barn event. Discussed Halloween event.

## 9. Board:

### A. Bylaw Changes:

Change # 1 (**proposed change in bold**) (Article II – Purposes, item 1 – *Provide permanently affordable access to land, decent housing, workplaces and other vital and essential services for current and future Bolinas residents of low or moderate income.*

Change # 2 – (**proposed change in bold**) (Article II – Purposes, item 2 – *Preserving the quality and affordability of housing for Members of low and moderate income.* Arianne explained the reason for this proposed change # 1 & 2 - the gas station is a vital and essential service for current and future residents, prioritizing our community, then our residents.

Change # 3 – (**proposed change in bold**) (Article IV – Board of Directors – Section 4, item C. *At least one third of the Board of Directors shall be comprised of individuals of low or moderate income.*

Arianne explained this change is also needed because it's easier to get funding when that's the nature of the organization.

Change # 4 - (Article III – Membership, Section 4 – Procedures for Membership Meetings and Actions, Item C. Current language: A quorum of at least 20% of the current Membership must send in ballots for a vote to be valid and actions must be approved by a majority of votes cast. The proposed change was about revising the quorum from 20% to 10%. It was not written up in the proposed to new bylaws, because it was just a number change. Arianne explained that our membership should be the community of Bolinas, wants it to be a community run organization. Linda asked about our goal for membership #'s, Arianne replied that it would be great to have everyone in town be a member.

A lively discussion ensued about what constitutes membership, and it was said that someone should actually sign up to be a member. John suggested Friends of the BCLT. If someone makes a donation, we can ask if they would like to become a member, so they can intentionally choose to be a member. Should let people know that they have more involvement since they could now be a member. It was a concern amongst a community member that this was not already figured out prior to the meeting amongst the board.

Each motion was voted on, but after further reading into the bylaws, it was determined that the vote was invalid because we did not have a two-thirds vote of the quorum of the Board of Directors present at the meeting with prior notification of the intent to amend the bylaws and by a majority of Membership casting ballots.

**B. Advisories** – Currently operating with 2 advisories, if we make them public it could encourage others to do it.

**C. Resignations** – Claire Rojas, Hayden Brown and Lisa Townsend all resigned in 2018.

**D. Nominations** – the Board explained that we are looking to grow to 11 board members (currently at 8). It is an active board and a lot is expected and we encourage people to attend some meetings prior to joining. The Board can appoint new members throughout the year.

**E. Election** – Three incumbent Board members were re-elected; Karen Dibblee, Howard Dillon and Jeff Manson. Don Read motioned for a vote of the membership, Jennie Pfeiffer seconds, approved by the membership.

**10. Other** – There were two resolutions for the Board to vote on:

**Resolution 18-10** – Giving authority to Arianne Dar to fill out applications on behalf of the BCLT for the Catholic Campaign for Human Development Economic Development grant and act as liaison in all matters pertaining to this grant. Steve motions, Patty seconds, all in favor.

**Resolution 18-11** - Giving authority to Arianne Dar to fill out applications on behalf of the BCLT for the Marin County Housing Trust Fund and act as liaison in all matters pertaining to this grant. Logan motions, Jeff seconds, all in favor.

## **11. Community update on BCLT acquisitions & new projects – 4:00 pm**

**A. 430 Aspen** – Submitting for our Coastal permit week of 11/5/18. We are moving forward & will be applying for CDBG & Home funds.

**B. Overlook** – Submitting for our coastal permit the week of 11/5/18. Will be paired with Aspen lots, same design and units, with slightly different layout. Both the Aspen lots and Overlook lots will be deed restricted Limited Equity Housing Co-Op's. We will be seeking help from the Berkeley CLT. The question was asked if potential buyers will come from our waitlist – that hasn't been determined yet since we haven't done an ownership program previously. The home ownership program is probably more suited for teachers, firefighters, etc.

**C. Aspen Lots** – See above

**D. Septic clean up program on the Big Mesa** – will need to raise between \$1M and \$1.5M for 20 – 30 homes, we are hoping EHS will help with the funding. This program would allow a homeowner with a functioning system to build an additional unit. If the system is failing, the homeowner could upgrade for 50% of the normal cost.

**E. New Projects** – An anonymous donor (who wishes to remain anonymous) has donated the funds for our purchase of the 20 acre parcel of the Tacherra Ranch. Escrow has closed, we are now the proud owners of this parcel. The donor will also pay for all the construction for 8 rental units of housing. We have 18 months to get through the permit process. However, the BCLT will still need to find funding for all

of the pre-development costs. This land is in the Williamson act, so the housing will be designated farm worker/ ranch worker housing. There is currently one water meter, the BCLT has a lot to figure out and will be working with the BCPUD. We can only build on 5 acres of the property; the other portion of the property is wetland. The housing will have very little visual impact. The BCLT is currently exploring Architects that would be willing to donate their time at cost.

Other items discussed: A possible campground? Arianne explained that this is currently not allowed with the Coastal Commission.

12. Meeting adjourned at 4:45 pm

*Additional documents distributed at the meeting: Original copy of BCLT bylaws, Copy of proposed new bylaws (11/1/18), Third Quarter Year to Date Financials & the Statement of Financial Position as of 12/31/17 & Statement of Functional Expenses as of 12/31/17 (as prepared by Torkelson & Associates).*