

## March 21, 2009 CCA Meeting Minutes

Present: 7 Carson residents in Bob Logue's garage, 4pm.

The meeting started with the treasurer's report: Elisabeth Maier, treasurer, reported that at our last meeting in January we had \$1485.14 in our bank account. Since then we have received \$254 in donations. We have paid out \$10.00 to maintain our non-profit corporation status and \$40.96 to reimburse Elizabeth Brownrigg for expenses she incurred to produce the latest edition of the *Carson O Pinon*. A total of \$480 has been donated to the CCA so far this year. The treasurer's report was approved.

Spring Labor Projects: no one was present to report on these.

Carson Volunteer Fire Department: concerning the hole that needs to be dug to provide water storage for the firehouse, Bob Logue said Rick Hill had offered to pay for the excavation and possibly the liner. We will also need a fence and a cover for it. Jerry Boxberger will research types and prices of cisterns. We need to be able to store 40,000 gallons of water. The Fire Marshall suggested the proposed firehouse be raised up from the grade significantly to prevent flooding. Bob suggested that we use the dirt from the cistern hole to raise the foundation.

Land donation: Bob Logue spoke w/ Eric Bissell and suggested that Eric pay for the land survey and then the CCA would reimburse him for the surveying of the acre to be donated. Larry Sterling might be able to survey the acre for less than \$1000, which is what we hope. There will be a pitch for donations to pay for the survey in the next newsletter. Bob also discussed with Eric the possibility of designating the land such that a corner of the property has the existing power pole on it so we can have access to power without obtaining an easement. This would simply change the shape of the acre to be donated from a square to a rectangle.

Bob brought up another concern regarding the land donations: easements. There is a 40' easement on the north side of Rick Hill's donated acre; is there one on Erik Bissell's? Jerry Boxberger talked about easements in general: they were originally put in place so people could access their properties. Now it appears to be standard to have a 40' easement on *each* side of the section/property line. If there is an easement on Erik's land, it should be stated on the deed. If this is the case, then the newly proposed rectangular shape of the acre would be much better than the original square shape. Sterling will provide this information on the map he creates after doing the survey.

Regarding Rick Hill's proposed land donation near the post office, Bob called Larry Van Eaton, the real estate lawyer, who said the title on the land in question is with Taos Title Company, Policy # 16011002048 and is apparently free and clear of any title problems. Since a quorum of the CCA board was present at the meeting, a

motion was placed on the floor to accept the rest of the acreage Rick Hill wants to donate. The discussion that followed was that we do not need that particular land for the firehouse, but we could use it in the future if/when Carson expands. The motion to accept the land, if Rick Hill is still interested in donating it, was won by 6 votes, and 1 proxy. There was 1 abstention. In addition, this donation will most likely avert any possible lawsuit in the future over a small, ambiguous corner of the existing donation.

Regarding the South Carson Road, Bob stated that the county has not done anything on the new contract for him to continue to maintain the road. Additionally, Bob has not been fully paid for all the work he did last year. He suggested we contact Julia Valerio, the County Manager, to try to elicit payment. Bob is concerned because of all the bureaucracy. Another option might be to contact Sammy Pacheco, the County Attorney. A notice can be placed on the bulletin board and also in the newsletter to try to get a petition going to help Bob get his road maintenance contract renewed and get him reimbursed for last year.

Farmers' Market Committee: Elisabeth Maier said that she, Jim Defibaugh, Vonnie Mallon, and a friend of Vonnie's have expressed interest in establishing a farmers' market. They will need to meet later in the season. Bob Logue proposed that some poles at the Carson Community Center Building, (Quonset), were available to erect a stand on the south side of Route 567. This would fulfill the requirement to use the land Rick Hill donated last year to the CCA. Elisabeth will get the committee together in May.

Newsletter: Elizabeth Brownrigg said that the next newsletter is due to come out in the end of April, but she will not be able to produce it until mid or end of May due to her schedule. In addition, there may not be enough submissions to merit a quarterly publication in the future. A semi-annual publication may be more appropriate, but we will see. In the newsletter will be requests for donations for various needs/ projects, a posting of the most recent CCA Meeting minutes, future meeting announcements, advertisements, and any other type of creative submissions as well as news reports. Elisabeth will post a flyer requesting submissions on the bulleting board, at the Poco Loco store, and via email.

The next CCA Meeting will be on Sunday, June 7<sup>th</sup>, 3pm at the Carson Community Center, (Quonset). A potluck party there will precede it at noon. All are welcome, please bring something to share.

