

Carson Community Association Board Meeting Minutes

Date & time: Saturday April 29, 2022, 2.00 pm

Venue: Art and Sharon Wilbur's House, 77 Jack Rabbit Run Rd, Carson

Present: *CCA Board of Directors:* Art Wilbur (*President, AW*), Scott Freeman (*Vice President*), Jeremy Paine (*Treasurer, JP*), Paul Green (*Secretary, PG*), Rob Hughes (*RH*), Deborah Perrin (*DP*); *Other:* Eng-Li Green (*Recording Secretary*);
Observers: Sharon Wilbur

Absent with apologies: Jerry Boxberger

Welcome, address to observers: AW opened the meeting at 2:01 pm.

Approval of March 26, 2022, CCA Board Meeting minutes: *A motion, proposed by Art Wilbur, seconded by Rob Hughes, to approve the minutes of the CCA board meeting, held on March 26, 2022, was passed unanimously.*

Approval of April 23, 2022, Special General Meeting minutes: *A motion, proposed by Art Wilbur, seconded by Rob Hughes, to approve the minutes of the CCA special general meeting, held on April 23, 2022, was passed unanimously.*

Carson Community Center discussion: The board discussed issues arising from the April 23 CCA Special General Meeting. **(1) Why was the turnout so low?** Despite notices being posted on the bulletin board and in *Carson O Piñon*, and emailed to about 150 people twice, only about 27 people attended (including two not from the CCA area). This is less than hoped for but comparable to the 33 who came to last August's general meeting which was one of the most well attended in recent memory. Past meetings often drew only five or six people, or about ten at most. Various people that some board members spoke to excused themselves for a variety of reasons eg too busy working on projects, prior engagement, showing house for sale, and agenda items not of pressing concern to them. The lack of participation may simply indicate confidence in the board and tacit approval of its decisions, and/or a lack of concern or interest since the community will not be required to make any financial contributions. Nonetheless, more effort will be made to publicize future meetings, particularly when more details have been worked out for the community center, perhaps with bigger signs, by handing out fliers on the road by the fire station, and phone calls. **(2) Who does CCA represent?** There appears to be some confusion in the wider community (Three Peaks, Two Peaks, and even Ojo Caliente) where some people believe that they are part of the

CCA membership and CCA should therefore represent their interests eg getting roads in Three Peaks improved. Should CCA change its name to South Carson Community Association to clear up this confusion? The consensus on the board is that such a name change might lead to further confusion. Instead, every effort should be made to share the map that shows CCA's legal boundaries, as defined in the bylaws which are recognized by Taos County and NM state, by displaying it as a poster on the community bulletin board, in *Carson O Piñon*, at the Carson Cafe, and at every event. Efforts should also be made to explain, when opportunities arise, that CCA is not legally qualified or bound to represent people beyond the CCA area. The CCA boundaries were drawn up in the bylaws to encompass Carson proper and not the Carson Estates (Three Peaks) complex that is a vastly larger, separate, and distinct area covering about 11 sections of land, originally going all the way to Tres Piedras. CCA's volunteer board is already stretched simply trying to gain traction on issues affecting the CCA area as defined by the bylaws. Nonetheless, CCA welcomes everyone from the neighboring communities to attend and take part in CCA events and activities and make use of CCA facilities including the future community center. **(3) Should requests for providing facilities such as showers, laundromat, and distribution of potable water at the Community Center be entertained?** The board all agreed that such facilities are not within the scope of the proposed center. The new community center is meant to provide a venue where residents can gather for events, activities, and emergencies. CCA does not have the resources that would be required to oversee, secure, and maintain the suggested facilities / services which might be better undertaken by a business enterprise such as a partnership between Carson Store and VOG. There is a possibility that CVFD might be able to offer very limited quantities of potable water to residents in its service area in the future. However, CVFD must always have a reserve of 30,000 gals for emergency use and it can't have a line of trucks blocking emergency vehicle exit. The existence of the West Rim Water Association well means there is no serious imperative for CCA or CVFD to provide water. **(4) What are the immediate next steps moving forward? (A) Survey:** A new survey has to be completed in order to merge the old acre and the recently acquired new acre, even if a recent survey was done. Merging would avoid setbacks on the boundary. RH has used Rio Grande Surveying and found them very reliable. To minimize survey costs, board members should walk the boundaries and locate all the markers (perhaps check with Ric Bowman) and use available online county survey maps as a starting point. Costs can easily be covered by CCA's current budget. **(B) Landuse code:** To change from residential to institutional use, Taos County requires a site plan

stamped by a licensed engineer, a building plan stamped by a licensed architect, and a landscape plan. One way to expedite the process may be to get estimates from contractors who could cover all these. RH can seek quotes for pumice-crete and metal buildings, including major manufacturers such as Mueller and Butler who can provide predesigned plans, stamped by licensed professionals, that have been approved in the state. **(C) Contractor:** While it will save perhaps 30% of the costs for CCA to oversee the project as an owner-contractor, Taos County and grants very likely will require a licensed general contractor for a public building project. This needs to be confirmed and CCA then needs to decide on the type and size of building based on the outcomes from (B) and get per sq ft estimates from contractors for different options (wood frame, pumice-crete, metal). **(D) Grants:** All board members can help research federal, state, county, and private sources for grants, and review objectives and criteria for those that are a good match for CCA's purposes. The skill is in working out grant-givers' broad objectives and how well CCA's project fits into those, and to persuade the grantors that CCA is the best choice to fulfil their objectives. There is money available right now and we need to get in there before it dries up. AW believes CCA needs to think beyond narrow immediate needs such as seeking only to improve the road to the Quonset because this community is growing and CCA should be looking to build for that. While Carson currently has about 150 permanent full-time residents, the number of potential users of facilities and services based at the new community center, such as the food bank, could be closer to 500 when part-timers and residents from the wider area are included. **(4) How much more community participation should be sought from residents within the CCA legal area?** The consensus among board members is not much more. Once estimates have been obtained and the board makes some firm decisions, a couple of plans and perspective drawings could be presented at most, perhaps at the July general meeting. If the turnout is small, the board can take that as tacit approval from the rest. After that, there is an urgency to get plans finalized and a contractor provisionally engaged for a push on grant applications.

Update on Fire Evacuation Plan: Around one half of the south Carson community has provided their details, and bulk texting is being researched. Once that is in place, a test message will be sent out to those who have signed up. Everyone needs to communicate with neighbors about the importance of being prepared with the onset of fire season. SF will make a presentation at the Carson Firewise Event about preparedness, including having a go bag ready at all times with basic toiletries and change of clothes, vital paperwork scanned and/or collected in a small box that can be quickly added to the bag,

medicines that can be quickly grabbed from the fridge, together with prescription list, a working and fueled vehicle (know where your car keys and cell phone are). The Carson Fire Evacuation Plan will be shared with Taos County as part of efforts to get the county to commit to building turnarounds on S Carson Rd especially for emergency vehicles.

Spring Community Event. Date, format, planning: Good publicity is needed to ensure good turnout; Carson Cafe had a big ad in *Taos News* for the live music Vonnie has organized (Green Oaks and Jubal). Jeff Holland will cook burgers on the grill to sell on CCA's behalf. RH will get tables and chairs from Quonset to set up at 9am inside and outside the store. PG and EG will set up a CCA table. AW asked board members to start giving some thought to the Fall Festival which will be held in September to avoid bad weather conditions.

Any other business, questions from observers: RH: Arvid Walgren is in the Living Center should anyone wish to pay him a visit.

The meeting closed at 3.50 pm.