

Carson Community Association Board Meeting Minutes

Date & time: Friday June 17 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, SF*), Jeremy Paine (*Treasurer, JP*), Paul Green (*Secretary, PG*), Rob Hughes (*RH*); *Other:* Sharon Wilbur (*SW; representing Deborah Perrin*), Eng-Li Green (*Recording Secretary*)

Absent with apologies: Jerry Boxberger, Deborah Perrin (appointed Sharon Wilbur to communicate her views)

Welcome, address to observers: AW opened the meeting at 2:00 pm.

Approval of April 29, 2022, CCA Board Meeting minutes: *A motion, proposed by Jeremy Paine, seconded by Scott Freeman, to approve the minutes of the CCA board meeting, held on April 29, 2022, was passed unanimously.*

AW explained that **RH** had wanted a meeting to express his concerns about the proposed community center. Before opening the discussion, **AW** stated that **JB** and **DP** had both expressed their full support for the proposed center. To frame the discussion, **AW** summarized what the board had achieved since being elected nearly a year ago, at the end of August 2021, by an overwhelming majority bigger than any before: first, **PG** and **JP** spent days to square away **CCA** finances and paperwork that had been left in a mess; shortly after, we organized the Fall Festival in October and made it a huge success; the **CCA** Thanksgiving Feast in November drew an outstanding number of attendees to the Firehouse and showed us what it would be like to have a community center; then we worked quietly behind the scenes as Covid-19 hit the community, negotiating with the County on getting our roads improved, and initiating the community center project for which we got another acre of land (entirely paid for by board members); finally, the Spring Sales Event in May brought people together. Within this framework, **AW** believes people need to lead or follow, and not become obstructions to the mandate **CCA** was given to get things done.

RH briefly shared why he feels uncertain about the proposed community center and board members discussed the points he raised. **(1) The site / location is not ideal:** The **CCA** land abuts residential areas on which there are an increasing number of people. How will they feel about a new center 20x the size of the Quonset? **RH** has personally

not had any feedback from any of the residents. **AW** stated that CCA wrote personal letters to every single neighbor, including the new ones, and never heard anything back apart from the offer to sell that one acre. Families with children will probably like the new center because of the proposed playground, and convenient access to all kinds of activities. **SF** believes CCA could show sensitivity to privacy concerns by planting shrubbery screens as shown in the site plan. **(2) Build it and they will come may not happen.** RH had a group of friends in Colorado who built a \$1 million complex of large and medium sized buildings that failed to attract users. The problem was it had been spearheaded by a bunch of older people without input from younger folks planning to stay; it was hard to get hem engaged in activities or running the place. **JP** can see why building a large center that's little used and requires upkeep, including significant tax assessments that will keep increasing, would be a concern. If we have a nice center, will more people take part in CCA and activities? And if we have more people interested in activities, can we then promote the center more? **AW** believes the difference between Carson and RH's friends' situation is that Carson is one of the last places with cheap land that is attracting more and younger people. The demand for land and opportunities for growth is great here, with inflow of money to build nice homes. We're laying the foundation for new people to take over. In 10 to 15 years, Carson is going to be a very different place, with more stores and facilities. If the center offers worthwhile well-promoted activities in a nice secure building and safe environment, it will draw the new people in. **(3) A committed group will be needed to oversee maintenance and organize / supervise activities.** **SF** suggested working on two parallel tracks: getting the center constructed, while also planning for / recruiting a younger team to take over its running. **JP** observed that older, retired people have more time to get involved. However, it would be good to meet with and engage some of the younger people and capture their energy. CCA might also involve some of the groups active in Carson eg Stanley Yuen's VolunTuesdays meets to help one another out on Tuesday; Ryan Timmerman's VOG. **AW** agreed that it would be good to get them, and also Native American residents involved, and perhaps have them drop in on some board meetings down the road. However, we need to be aware that some people might be transient. Also, the logistics might get complicated if finances are involved. **SF** suggested informal coalitions of nuclear and satellite groups as a way round that. **(4) Is there a potential conflict of interest with Carson Store & Café?** The café hosts activities that draw many people, so they're almost like a community center though they lack the space for a big crowd. **AW** reiterated that a community center's main aim is to bring more people

together. The Quonset hut is just big enough for the current food bank which is catering to a growing base that may outgrow the Quonset in a couple of years. It's also possible that in 10 years, the cafe may be bought out for fancy development. **PG** thought the center and cafe need not compete but complement each other. The cafe provides a small place for people to socialize, while the center can be a place for art classes, yoga, and other activities that can't happen at the café. The center might also provide opportunities for the cafe to offer such services as catering and sourcing supplies. **JP** every now and then gets an idea for an activity but realizes it would not work in the Quonset or cafe. For example, while a Carson studio tour wouldn't work, having an art show in a nice community center would. Carson resident Raven has also expressed interest in creating an environmental center and library; that could be part of the community center. Our approach should be to work on solutions to problems, including the logistics of splitting the Fall Festival between the café and center on the hill.

(5) Should we have a meeting solely dedicated to discussing the proposed center?

Could we try and attract younger people such as Stanley, Eric, and other new residents?

AW We already had such a meeting. We've asked repeatedly for ideas and feedback, in person and through emails and *O Pinon*, and provided information and avenues for communication. We can keep talking but now is the time to start getting things done.

We don't get many people attending meetings or sending concrete feedback but when we talk informally, they say "great idea, when are you starting"? CCA talked about building a fire station for 25 years but nothing happened. We just have to take the step and, as we move forward, bring new people in and find solutions. **(6) At this point in his**

life, RH personally does not wish to take on responsibility for a major project for which

he does not have the experience. **AW** We'll get a contractor to take care of everything with the county, so we don't have to deal with it. **SF** has experience managing multi-million construction projects and would be comfortable taking the lead on this. The main thing is follow up and follow through, using construction CSI phase codes checklists to double check that the contractor has not missed anything. Charlee Myers can probably put it all together. He's provided firm estimates and a contact for an architect in Arroyo Seco who can draw up plans. **RH** suggested mentioning to the architect moving the quonset and shed to a corner location; the concrete foundation can be pounded up to be used as fill for the arroyo.

Various board members expressed appreciation to RH for bringing up valuable points, and believe it is important to pay attention to negative points that forewarn of potential problems. There was a general acceptance of AW's vision of a community center that

will flourish as the community grows, and of moving forward, seeking solutions, and working things out along the way. **AW** has got hold of a surveyor (Montoya) to consolidate the two lots. He would like all board members to start reviewing grants, perhaps kicking off with one for the road to generate interest and excitement as people see something happening. **PG** emphasized that things need to happen in a certain order. CCA has been cleared for the DUN number to apply for grants. For grant applications, we will need an annual report covering finances, programs, and activities during 12 months since the last annual general meeting. **SW** will start looking into USDA grants; there might even be a possibility of a grant for a caretaker. **DP** noticed a lot of grants available for telecommunications. **JP** observed that the Department of Energy has grants for educational centers; with solar, we might become a demonstration center for the community to come and learn.

The meeting closed at 3.15 pm.