

Carson Community Association

Special General Meeting Minutes

Date and time: April 23, 2022, 10.00 am

Venue: Carson Fire Station

Present: *CCA Board of Directors:* Art Wilbur (*President, AW*), Scott Freeman (*Vice President, SF*), Jeremy Paine (*Treasurer, JP*), Paul Green (*Secretary, PG*), Jerry Boxberger (*JB*), Rob Hughes (*RH*), Deborah Perrin (*DP*);
27 CCA members; 19 proxies for ballot #1

Agenda:

1. Welcome.
2. Confirmation of Deborah Perrin as replacement for Vonnie Zepeda who has stepped down from the CCA board. **Ballot #1**
3. Presentation of details of the proposed new Carson Community Center.
4. Purchase of one acre of land adjacent to CCA's current acre. **Ballot #2**
5. Any other business.

1. Welcome

CCA President Art Wilbur (AW) called the meeting to order at 10:05 am and welcomed and thanked all attendees for coming. He briefly introduced all the board members and their roles, and then touched on the two main items of interest which require a vote. He reminded attendees to sign in with their physical addresses to confirm their eligibility to vote as outlined in the bylaws and receive two ballots to fill in and return for counting.

1. Confirmation of Deborah Perrin

AW explained that, for personal reasons, Vonnie Zepeda stepped down as a CCA At-Large Director on March 26, 2022. The CCA board appointed Deborah Perrin to fill that vacancy and, in accordance with the bylaws, need members to vote to confirm her appointment. *Deborah Perrin was confirmed as the new At-Large Director by a vote of 16 ballots and 19 proxy votes in favor to none against.*

2. Presentation of details for the proposed new Carson Community Center

Paul Green (PG) briefly outlined how preliminary ideas and plans were developed as summarized on pages 4–6 of the April 2022 issue of *Carson O Piñon*. The CCA board has received many suggestions from community members which included: improve the road to the center; have a structure that can accommodate up to 100 people; have a large hall that can be adapted for a variety of activities including emergency assembly point,

food bank assembly, concerts, dances, games such as bingo, exercise classes such as yoga, book club meetings, home schooling and kids' activities for the growing number of young families. A rough floor plan was drawn up based on the preliminary community input ([Appendix 1](#)).

Rob Hughes (RH) briefly discussed construction options and the preliminary elevation plan ([Appendix 2](#)). The building itself could be metal, wood frame, [Pumice-Crete®](#), or even straw bale or adobe, with wooden trusses, a north-south facing pitched roof, south-facing windows and possibly skylights for light and solar gain, photovoltaic panels on the roof, etc. However, the cost of steel has increased steeply, so a metal building may be less competitive, and adobe will also be very costly.

Questions: **(1) Consulted community?** CCA Board posted numerous requests for input from the community via several emails to a list of 150 community members, the community bulletin board, the CCA website, *Carson O Piñon*, and by word of mouth. **(2) Funding?** CCA will apply for grants (federal, state, county, and private foundations) starting with a planning grant to hire an architect, an engineer, and a landscape designer to draw up proper plans. **(3) Costs?** CCA will get estimates for different building options, and the total costs may well exceed \$500K. **(4) Timeline?** CCA has drawn up a timeline based on advice from and the requirements of the Taos County Planning Department. Grant application for construction will probably not begin until the end of year at the earliest. **(5) Community participation in construction?** Grant funding usually imposes strict procedural requirements including hiring a licensed contractor to, at a minimum, put up the shell of the building plus mechanical and electrical equipment. This would ideally happen during the warm weather months. After that, there may be flexibility for a local team with the necessary skills to work on finishing the interior and landscaping. **(6) Maintenance costs?** The design will seek to minimize maintenance with such features as passive solar heating, solar thermal sub-floor heating, solar-generated electricity with solid state batteries, a metal roof, stucco walls (eg to seal pumice crete), metal-clad windows and doors, fencing. **(7) Operation and schedule?** A supervisory board could oversee a usage and maintenance schedule, and access to keys. **(8) As the site was a village in the past, would CCA consider allowing a tribal organization to oversee things when digging begins?** A surface survey could perhaps be carried out before construction begins, which is at least a year off. If human remains are uncovered, CCA would wish to be respectful and observe proper procedures.

3. Purchase of one acre of land adjacent to the CCA's current acre

AW explained that, on the advice of Taos County Planning Department, the first step taken by the CCA was to write to all the neighbors owning property adjacent to the CCA's current acre informing them of the proposed community center. No objections were received and one landowner, who no longer intends to move to Carson,

responded with an offer to sell her acre to CCA for \$3000. Extra land will offer more flexibility on where to put the building, with areas for outdoor activities such as playground, BBQ, walking trail ([Appendix 3](#)). CCA needs members to vote to authorize this purchase. The following members have made or pledged donations toward the purchase as follows: Art and Sharon Wilbur (\$1000); Jerry and Karen Boxberger (\$1000); Deborah Perrin (\$1000). *The purchase of the offered acre was approved by 21 ballots in favor and none against.*

4. Any other business

AW reminded everyone about two upcoming events: Carson Spring Community Sales Event on May 7 at Carson Cafe & Grocery and Carson Firewise Community Event at Carson Fire Station on May 14.

Scott Freeman (SF) explained the purpose of the Fire Evacuation Plan, emphasizing the need for CVFD to: be able to send emergency alerts to residents at the press of a button, preferably by bulk text messaging; have residents respond with an okay, or indicate that they need help, or are away; have some basic information about residents (special needs) and properties (suitable turnarounds, locked gates). CCA and the Firewise Committee has worked hard to encourage residents to sign up via numerous emails, notices on the community bulletin board and at all CCA events, the website, word of mouth, and encouraging neighbors to talk to neighbors. Any efforts at spreading the word would be very welcome. Around one half of the south Carson community has signed up to the plan.

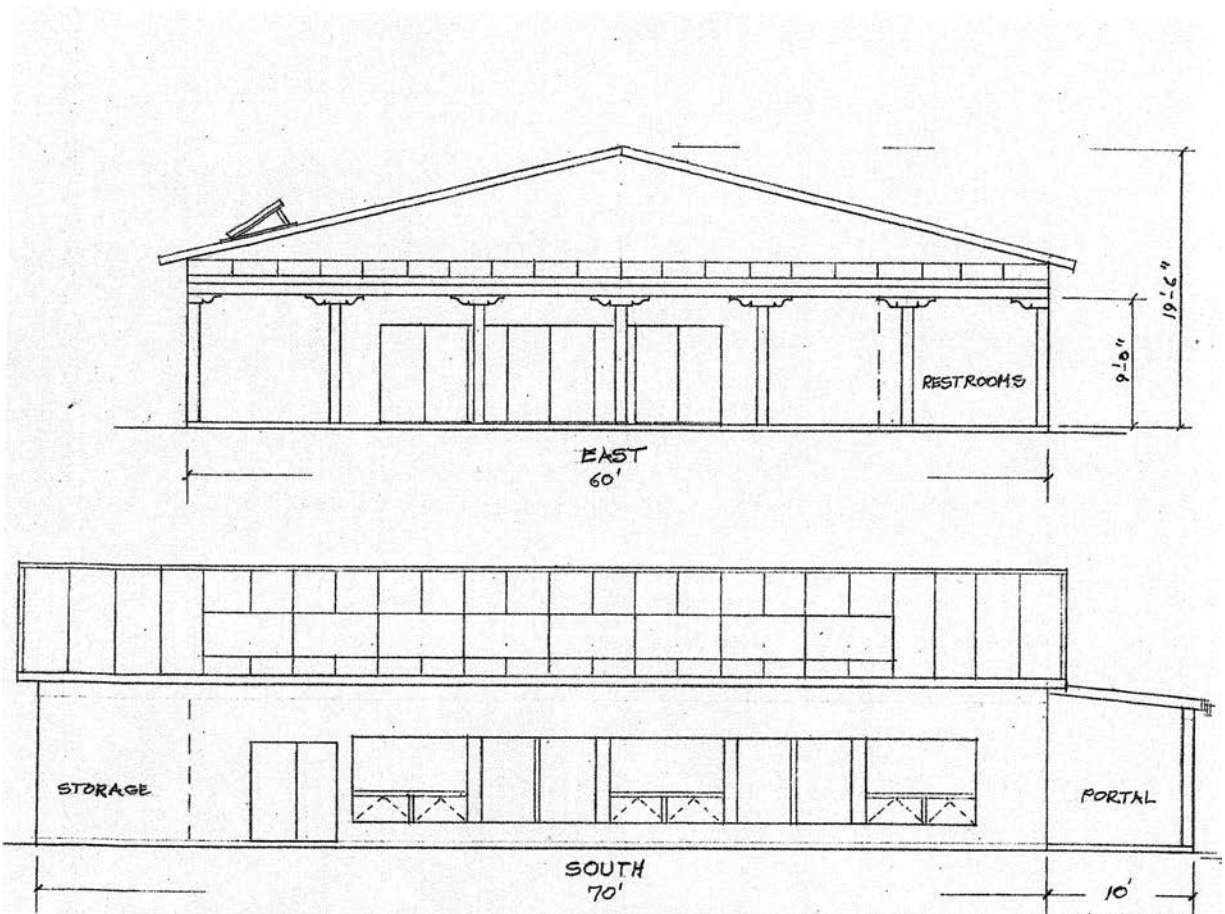
Richard Hawley spoke briefly about the food bank that he runs out of the CCA's quonset hut; a new center would allow better organization. The food bank has been mostly funded by a major grant-sourced donation of \$500 pm. Grants will run out after the pandemic and he appealed for help to find grant writers to help raise the \$200–300 a week needed to keep the food bank going.

AW ended the meeting by summarizing some of the things the board has done since taking office at the end of August 2021. Highlights included: organized a very successful fall festival CCA fundraiser event; organized a Thanksgiving feast attended by 60 people; invited County Commissioners and key county staff to Carson to give them a better sense of the community and issues of concern, particularly the state of the roads for emergency ingress / egress, and followed up with letters and meetings; took preliminary steps on moving forward the proposal for a community center.

The meeting ended at 12.20 pm with pizzas for all attendees, courtesy of CCA.

Appendix 2

Elevation drawing for proposed Carson Community Center



Appendix 3

Plat showing CCA's current acre and additional acre

