

Alpine Community Center

1830 Alpine Blvd.

Alpine, CA 91901

Board of Directors Meeting Minutes

6:00 pm, Tuesday, January 22, 2019

Present: Bob Ring Clyde Farias Ray Meanor
Patti Fox Pene Manale Louise Phipps
Debbie Jackson Alan Rubin Sue Hobbs

Absent: Mac McWilliams

Guests: Ron Brookshire, Tom Dyke, Carl Silva, Greg Fox, Kathy Foster, Miss Alpine-
Vanessa Bram, Mike McMahon, Jim Hobbs

Called to order at 6:00 – Louise Phipps

Public Comments

- Tom Dyke stated that 63 years ago Mr. Otto donated property for the fire department and for a community center for children that he feels has never lived up to the promises made. He clarified he is not attacking the current Board nor is he against seniors. He spoke of a vision of a possible collaboration between the Alpine Youth Center, VFW Post 9578 and the Alpine Community Center to better serve the children of Alpine. He wants to make sure the Alpine Community Center continues if we reach the point where we are in financial jeopardy. He has financial resources he might be willing to commit to help. He was concerned that Mr. Otto was never recognized for what he did.
- Carl Silva of the VFW said he was attending on behalf of Dan Foster and the Alpine Veterans Wall of Honor. He stated that the Wall of Honor has become a tourist attraction and that the VFW wants to make sure the Alpine Community Center thrives. He said he and Tom Dyke were there to help.
- Kathy Foster and Miss Alpine, Vanessa Bram, made a check presentation of \$2,400 which represented the net profits of Breakfast with Santa organized and carried out by the Pageant ladies as a service project for the benefit of the ACC.

Approval of Minutes: Meeting, December 18, 2018. **M/S – Bob Ring/Pene Manale** – approved.

Financial Report: See Financial printouts. Bank Balance \$7,100 as of today. There was a net loss of \$2,862 for the period ending December 31st. Leases are current with the exception of the former Julian Charter School space which is vacant. Mortgage balance \$1,091, 866.60. Mortgage payment changes every month. Only 2 loans in the state are financed by USDA. **M/S – Pene Manale/Alan Rubin** - Approved.

Budget: The ACC Cash Flow Projection – Budget 2019 was presented by Clyde and is based on historical income. Ron Brookshire feels we are probably looking at a 3-4 month time frame in getting the Julian Charter School space rented. **M/S Bob Ring/Pene Manale** to approve the Budget as presented. Approved with one abstention.

Operation Managers Report:

- Events Report for December and January showed a net income of \$7,776.30. Actual proceeds from Breakfast with Santa were \$2,115.03 as shown in the Event Report versus the \$2,400 check presentation. These events included a very successful wedding with the bride commenting that she will be bringing in other brides planning their weddings to check out our facilities.
- Cindi shared a Community Calendar developed by the Chamber with the Board, which does not yet show the planned Queen Bee Brunch Fundraiser we will conduct.
- The Alpine Chamber has rented a small space in the corner of the garage to use as storage for \$50/month.
- Necessary repairs have been made to the ice maker, plumbing and asphalt.
- A major event scheduled in February had to be cancelled due to the government shutdown and represents a \$4,000 loss in income.
- Cindi shared a letter announcing that our Board President, Louise Phipps, has been selected to receive the coveted Woman of Dedication award for 2019, and will be honored with 10 other deserving women from around the County on April 12th.

Old Business:

- **USDA Update** – Louise shared a request by USDA asking for specific information – what led to current situation, plans to remedy it, copies of our leases, monthly board meeting minutes, and approved budget. Louise and their representative, Daniel Cardona, have agreed that we will provide updates by email and US mail. Rather than risk that these documents become lost in the massive amount of backed up communications USDA will have to go through when they re-open, we will be sending these as soon as the government shutdown ends. Louise has already advised USDA in a letter of what has led to the current situation and was in close communication with the USDA representative prior to the government shutdown.
- **Property Management agreement** – Ron is doing his best to shorten the normal marketing time for a unique space like the JCS space. He has developed a dynamic marketing plan and is actively pursuing the types of businesses that potentially could be most interested in this space. The offering document is listed everywhere and syndicated to other commercial brokers.
- **Insurance Renewal** - Clyde has been pursuing bids and submitting applications on renewing our insurance. A final recommendation has not yet been made.
- **Rental Pricing Update** - Sue has been meeting with Al and Ray on possible revision of our rental pricing policies. Prior to making a board recommendation they plan to recruit some additional committee members. They also plan to look at similar centers and see what they are doing.

New Business:

- **Chili Cook-off & Car Show** - At the January Board meeting, the Alpine Kiwanis distributed \$6,150 from the proceeds of the Chili Cook-off and Car Show held in September. This was less than the anticipated amount. Pene shared the history of the situation. The Chili Cook-off was originally created to help the ACC. Amounts allocated

from the proceeds varied over the years, but the most recent agreement was a 50/50 split of the proceeds between the ACC and the Kiwanis. Kiwanis is currently paying \$700/year for storage. An analysis by the Alpine Kiwanis Treasurer showed renting the same amount of storage elsewhere in Alpine would run \$8,496 a year. The Alpine Kiwanis is also holding monthly meetings here which must be set up, torn down and require about 2 hours of staff time. The Kiwanis Cook Shack is also seeking a safe and protected location here. The plan is to develop a more complete list of how the ACC helps Kiwanis and negotiate a new written agreement moving forward.

- **Queen Bee Brunch** - The Chamber is doing a Spring Festival this year instead of planning the Queen Bee Brunch with us. Pene has volunteered to Chair the Brunch and the ACC will have all the proceeds instead of splitting it with the Chamber. She will need lots of help. Date will be May 18th.
- **Key Management** - We are forming a subcommittee for the purpose of coming up with an improved key management system. Debbie, Ray and Louise are on the committee, and Debbie will chair.

Round Table:

- No one had any additional items to discuss.

Executive Session:

- The Board met in Executive Session to discuss personnel issues, Tom Dyke's proposal, recreating historical records for donor recognition, and the possible formation of an Auxiliary.

Adjournment was at 7:30 p.m.; Next meeting will be February 26, 2019.