

## Mesa Community Club Board Meeting August 6, 2024

**Board Members in Attendance:** Rachel Price, Kim Boyack, Lori Anderson, Laura Mendel, Donna Page, Chad Toenjjes, & Dustin Bryson

**Guests in Attendance:** Lee Kleinman

**18:04 Potential Board Member:** Lee Kleinman introduced himself and expressed interest in joining the MCC Board. Lee discussed purchasing property years ago and permanently moving to the area last year. Lee described having extensive experience on other boards and community events. Rachel went over the requirements for joining the Board, length of time a term is, how often the Board meets, and availability of joining meetings online if someone can't be physically present for a meeting. Rachel then talked about the election of Board members at the upcoming annual meeting.

**18:14 Minutes:** Donna made a motion to approve the minutes from 2 July 2024, and Chad seconded the motion. There was no opposition.

**18:15 Treasurer's Report:** Lori presented the MCC Financial Reports for August 2024 (showing June activity). See attached report for details.

Lori mentioned getting a credit after duplicate charges for electricity. The expense of business cards will not be on this report. Two wasp traps were returned. Lori explained how most of the tax dollars we receive come in at the end of June, which was \$52,689.00.

Lori also presented the end of year treasurer's report. As Spencer has left his position with the County, we will be dealing with Diane in the future for our budget and financial issues. The County budget runs from January 1<sup>st</sup> through December 31<sup>st</sup>. Thus, a short discussion ensued on possibly aligning our budget year with the County's. The majority of this year's expenses was in capital improvements. Lee had questions on who holds our funds and our interest, as the County is reflecting \$0.00 on their report. Lori will reach out to Diane for clarification on our interest.

Laura made a motion to accept the MCC Financial Report for 2024 (showing June activity), and Kim seconded the motion. There was no opposition.

**18:28 Rental Report:** Laura reported the art group would be having a meeting tomorrow to discuss how well the event turned out. It was noted the lot was full of attendees. A community member, Sarah Hutchinson, had a discussion with Rachel about the poor acoustics in the historic gym. A discussion ensued on installing acoustic panels, and Sarah offered to lend her expertise in researching companies and options to improve the acoustics in the historic gym. Dustin recalled the difficulty in getting panels to match the interior of both gyms when the Board had acoustic panels installed in the main gym years ago. The discussion then extended into the possibility of installing a better heating and

cooling system for the building. Thus, it was decided to include this project in the MCC's goals for 2025. As Laura will be out of the country from August 10<sup>th</sup> through 22<sup>nd</sup>, Laura will ask if Loretta will be willing to fill in while she's gone. Laura said she is comfortable creating an operations manual for rentals and will email it to Donna when finished. Laura noted a chain has been installed over the trashcan to keep bears out. The code for the lock is the last four digits of Republic's phone number, which is printed on the trashcan. A discussion ensued on installing a carabiner, rather than a lock, for ease of use by renters. Larua will send Dustin last month's stats to include in his report, and Donna will start sending attendance numbers to Laura for her report.

Laura reported the private wedding on September 21<sup>st</sup> is planning on using the kitchen and gazebo, and the rental party is from Clifton. The Veterans' Ball scheduled for November 9<sup>th</sup> is not going to happen on that date. Chad believes it will still be happening, but the date is TBD. It is believed the annual Christmas craft fair in Collbran will move to Mesa this year due to renovations on the venue. There is an anniversary party scheduled for November, and the paperwork is on the way.

Moors & McCumber had 170 attendees + 5 dogs on July 7<sup>th</sup>, a private baby shower rental on July 28<sup>th</sup> had 20 attendees, Yoga Beyond the Poses had 16 attendees (8 + 8), and a private birthday party rental on August 3<sup>rd</sup> had about 160 attendees. Sherrie reported 65 patrons of the library: 19+ gardeners (6 + 7 + ? + 6), 19 for Fourth of July tea, 23 for sewing class (11 + 6 + 6), and 3 for the library. Sherrie also reported 11 books had been checked out.

**18:47 Maintenance Report:** Chad reported Clay has completed the exterior woodwork by replacing the rotted wood on the basement south facing window framing. Ground cover cloth was spread under the outside of the south side basement windows. Tom Bieser spread the remainder of the rock under the south facing basement windows and in the parking area north of the historic gym. Chad met with Alan Rand, Job Corps supervisor, and two students to review and plan the walkway/sidewalk entrance at the west side of the basement. The work is tentatively scheduled for this Thursday (8/8). A bracket has been installed for the Lion's Club to secure their grill to the outdoor shed, and the combination for the lock is 0-0-0-5. As rock has been added around the storage shed, the wooden ramp needs to be trimmed to match the floor level of the shed. Chad also picked up muriatic acid from Collbran Supply for use in the outdoor restrooms. Chad also purchased two straw bales (\$15.00) from Valley Ranch and dropped them off at the community garden.

Rachel requests at least two more light fixtures be installed in the historic gym basement. Chad will visit Lowe's and see what our best options are. The County has come up and completed quite a few outstanding items on Chad's maintenance list after the latest meeting with the County. As this is Chad's last meeting, he is thanked for all his hard

work in the maintenance position. Donna wants to do an article about the outgoing Board members. Kim noted mouse droppings on the west window seals and suggests getting different temperature lights to help gauge how far the light is traveling. Rachel noted fewer bugs since spraying. Rachel has noted rodent droppings in the kitchen pantry. Installation of a storm door on the historic gym basement was also discussed. In addition to helping keep unwanted critters and insects out, a door would also help moderate the temperature better during the different seasons we experience. Clay suggested using Larson storm doors and gave an estimate of \$992. It was noted, even with the addition of a storm door, we are still coming in under budget for the basement project.

Chad offered a huge, "Thanks," to Kevin Eaton and the County for completing all outstanding repairs on Chad's ongoing maintenance list. Chad is working with Dan Adams for an LED light fixture in the basement. Chad still sees holes in the gazebo where screws are missing.

Larua made a motion to purchase a Larson storm door and have Clay Engstrom install it for an amount not to exceed \$1,000.00, and Lori seconded the motion. There was no opposition.

A short discussion ensued on the hiring of Job Corps students for some projects. For the last project they worked on, the MCC made a \$500.00 donation to their student government.

Lori made a motion to make a donation to the Job Corps student government in the amount of \$500 for the upcoming project the students will be completing. Chad seconded the motion, and Donna opposed the motion.

**19:10 Review of Tanya Oldman:** Rachel reminded the Board that Tanya has been charging \$75.00 to clean the whole campus for the last six months. Tanya has been asked to change the day she comes to clean and did so without complaint. Tanya additionally took on the cleaning of the outdoor restrooms before rental and MCC events for an additional \$10.00. When reviewing Tanya's invoices, Lori noted we have only been invoiced for an additional cleaning once. Donna compared Tanya's fees with what we pay for snow removal. Kim suggested meeting with Tanya to see if she is still happy cleaning our facilities and receive any feedback Tanya has to give. Kim also mentioned Tanya's choosing to use her own supplies and equipment. The discussion ensued on possibly raising the cleaning rate we pay Tanya and/or giving her a bonus for the super job Tanya is doing.

Chad made a motion to approve a \$250 bonus for Tanya for her six-month review. Laura seconded the motion, and Dustin opposed.

The discussion continued with Dustin highlighting the Board's historical annual generosity at Christmas with donations and gift cards for PVFD, volunteers, and past staff.

Lori made a motion to reconsider the original motion, and Chad seconded the motion. There was no opposition.

Dustin made the motion to review Tanya's performance for her annual evaluation (in February 2025) and consider a raise at that time and revisit giving a bonus to Tanya in December's MCC Board meeting in time for the holiday season. Lori seconded the motion, and there was no opposition.

**19:27: Meeting with the County:** Rachel and Donna met with Todd Hollenbeck, Deputy County Administrator, Dan Addams, Gideon, and Kyle. While a myriad of items was discussed, Kyle offered for the County to take over the MCC's website. Todd suggested a caretaker-type position to split their time between DeBeque's and our community center, and the County taking over maintenance and rental plans. Todd offered to write up a proposal within the next month with the goal of standardizing the community centers, get our opinions, and discuss with the county commissioners. Any changes would be expected to take place after the new year. Rachel reiterated it being unreasonable to expect a board of volunteers to continue providing the amount of work and support the MCC Board does to keep the facilities maintained and running. Rachel and Donna said the other community centers do not have much going on yet. During the meeting with the County, Rachel highlighted the capital improvements taken on and completed by the MCC Board over the last few years. As a specific example, Gideon was asked why the County did not oversee or cover the cost of repairs of the bell tower. Donna reported discussing the Board's concern with the cost of our current events if rentals are going to be overseen by the County. Todd indicated he believed we could continue as we have been. Gideon asked what our PID amounts were. Rachel said the County clarified they don't have a parks department. Donna mentioned our upcoming lease during the meeting. Donna conceded if the County takes over some of the issues listed above, they may want us to fund or partially fund the caretaker from our PID or get rid of the PID altogether.

Rachel noted we were not interested in signing another 25-year lease, while Lee noted wording could be included about an autorenewal unless an entity changes its mind. Rachel didn't believe our current community events will be impacted by this joint venture with the County. Lee believed our timing to be good in addressing these issues with the County. Rachel gave many props to Donna for all the work she did preparing for the meeting with the County.

Donna made a motion that the next step should be that the Board proposes a resolution with the County for more negotiations, and Laura seconded the motion. There was no opposition.

**19:46 Budget:** Rachel met with Lori yesterday to go over the 2025 budget. Donna went over our previous goals and completion rate. Lee suggested getting an unlocking system for the outdoor restrooms, as they are a public building, and he is bothered they are closed. Donna and Chad explained how the County closed their restrooms this year, and we have paid for their upkeep and cleaning over the years. Lori suggested doing something to have bands play on the other side of the main building for our Music in Mesa events, as the sun can be glaring on the audience during certain months during the summer. Rachel stated electric and lighting will need to be considered for any moves or building of additional structures. Lori and Rachel discussed moving money from the temp services account on our budget and suggested adding a facility manager account. Donna mentioned our keeping Amy in mind, as we have hired Job Corps to make a cement pad to enter the historic gym basement. Lee suggested checking with the County to see if it has an ADA policy, and if so, we could possibly send them the bill. Lori highlighted \$46,000 was budgeted for all our projects, and we only spent \$41,000 on capital improvements this year.

Donna made a motion to budget \$25,000 for a facility manager and maintain the capital improvement budget at \$46,000 for next year, and Laura seconded the motion. There was no opposition.

Lori made a motion to spend an amount not to exceed \$100.00 to purchase some business cards for the club, and Chad seconded the motion. There was no opposition.

Donna is soliciting story ideas for upcoming articles. It was noted Clifton and DeBeque have no logo yet. Rachel said Laura should be contacted to add slides to the marquee. Donna suggested reviewing the marquee once new slides are implemented.

**20:01 Annual Meeting:** Will be on September 10<sup>th</sup> at 18:00. Lori will work on PPP slides for the financials, and Laura will work on slides for rentals. Lori will work on last year's template and upload to the Google group for others to fill in their information.

**20:03 Adjourn:** Lori made a motion to adjourn, and Kim seconded the motion. There was no opposition.