

Gualala Community Center Board of Directors
Tuesday – April 22, 2025 – 1:00 p.m.
Gualala Community Center

1. Call to Order: 1:05 pm
2. Roll Call:

Kevin
Whyte
David
Barbara
Karen
Paula

Absent: Leslie

3. Approval of Agenda
Correct May Board meeting
Add: Owl Feedback
Membership Report
David moved K Seconded
Approved

4. Public Comments on non-agenda items:
Robert: Process issues: hallmark of a good decision makes sense (financially) and feels right (values). Current potential Funders don't feel good about the current plan. Need alignment of facts related to facts. If a set of goals and facts were aligned a better proposal could be developed.

Janet: Board to consider a GCC membership drive effort

5. Approval of March 3, 2025 Special Board of Directors Minutes: P move to approve K second
Passed unanimously 2 Board members are absent
Approval of March 11, 2025 Board of Directors Minutes: David to approve Paula seconded
Passed unanimously
To be posted on website by end of week

6. Correspondence/Presentations:
 - a. County of Mendocino Building and Planning Department – March 21, 2025
 - b. 2026 Community Project Grant Funding Application – April 7, 2025
 - c. March 4, 2025 Special Board of Directors Minutes
 - d. March 11, 2025 Board of Directors Minutes
 - e. Statement for April 21 st meeting from Nancy Howard – April 17, 2025
 - f. Communication from Ray Feeney – April 17, 2025
7. Treasurers Report: David Fouts
 - a. GCC Balance Sheet – April 2025
Assets: GCC fund: \$650,000
Rebuild Fund: \$1.8 million

b. GCC Profit and Loss Statement – April 2025

Net gain for March \$8,000

c. GCC Budget Statement – April 2025

Total Demolition Costs: \$46,840 (\$20,000 in charges related to coastal commission requirements: engineering, consultant, environmental reports.)

Approve Treasurer's Report: Moved by Whyte seconded Karen Approved

8. Committee Reports:

a. Building Maintenance and Operation – David Fouts

Roof: survived this winter. Annex roof will need repairs, currently seeking bids for that expense.

Furnace:

Open area cleared: John Robertson did it. Board thanks him

Kevin noted there was \$25,000 available in demolition fees currently in Rebuild Fund

b. Funding/Grant Opportunities – David Fouts, Whyte Owens

Karen, Paula and Leslie met to apply for Mendocino county grant, Paula called county and GCC does not qualify for the grant (we needed a lower mean income level.)

c. Branding/Marketing/Newsletter – Barbara Pratt

Shared branding information

d. Department head/volunteer meeting – Karen Russell

Next meeting May 13, 2025 at noon

e. Membership: David noted that moving forward we have a consistent printed account of the numbers of members. This would be an ongoing new agenda item under old business. This would track membership and be a permanent records. Barbara Pratt shared this would include types of membership.

Karen asked if we could send an introductory letter to the real estate agents to encourage new membership. Barbara suggested offering a first year free membership.

Karen and Barbara to develop letter.

Paula shared that Seve Cardosi is developing NorthCoastLink which is a concierge services for local businesses. Paula suggested the GCC be included, she will research that.

9. Old Business:

a. Community Center Rebuilding Update – Kevin Evans

Kevin noted the GCC was encouraged to reapply for the federal grants in the amount of \$2 million. Kevin noted we are also in conversation with the state regarding possible grants.

b. Pink Building Update – David Fouts

Pink Building is gone and it is paid for completely. The area needs to be seeded with Sea Ranch Meadow mix. There is still a sign off to be done from the county.

c. GCC General Membership Meeting (June 2025) – Karen Russell

Kevin noted that he has an emergency down in San Clemente and cannot attend the meeting.

Board decided to keep the date: June 21, 2025

Karen to develop an agenda for approval form board at May Board meeting.

d. GCC Board of Directors Elections for 2025/26 – Kevin Evans

Open period for filing new board members starts April 29 to be closed May 31, 2025. Ballots and (candidates statements on websites) to be emailed and mailed out to general membership by June 6, 2025. Ballots must be received by GCC by June 20, 2025 to be contd.

Results to be reported on June 21, 2025 at the board meeting.

e. Appraisal of the Gualala Community Center Assets – Paula Smith/ Kevin Evans

Paula sought out a commercial real estate appraisal. Two bids were provided to Paula by Keith Savlik for building or building and parcels. \$10,000 for building and parcels. He said it would take 4-5 weeks. Paula to seek information from local businesses.

Local commercial real estate insurance agents may also be a source for commercial appraisals.

Karen to also pursue a bid.

f. Gualala Community Center Audit – David Fouts/Karen Russell

David noted in 2023 we had fire and subsequently our insurance paid the GCC over 1.5 million dollars. In California if as non-profit you earn more than 2 million in a year you must be audited. Apparently it was determined that the money was considered income to the GCC thus an official audit was required by the state. The group performing the audit were too busy with tax returns to finish the audit per deadlines.

They are currently working on the audit with expedited instructions. It is likely to be completed by the end of May.

As soon as we get the audit we will forward it to the Department of Justice.

Fiscal year 2024 we did not make over 2 million thus no audit would be needed.

Cost of audit is a \$5600.

g. Point Arena High School Scholarship program – Karen Russell

The board has committed to 5 scholarships of \$2,000 each for the senior class at PHS.

Donna Miller, PHS High School Counselor is collecting scholarship applications (letters of recommendation, grades, intention statements,) currently being collected. To be received by 4/25/2025

May 28 5:30pm will be the awards ceremony.

10. New Business:

a. Point Arena High School Scholarship program – Karen Russell

b. Summary of April 21 st Joint Board of Directors and Steering Committee

Meeting

FACILITATED MEETING: GUALALA COMMUNITY CENTER AND STEERING COMMITTEE

APRIL 21, 2025

LED BY ANDREA LUNSFORD

ATTENDEES (* Board members):

BOB R

CATHI M

SUSAN M

SALLY S

COLBY B

NANCY H

JIM

RAY F

*PAULA S

DARLA B

ADRIAN

*WHYTE

BARBARA P

*KAREN R

BILL M

CATHY

JANET

**KEVIN

DAVID F

A.L.: "Rhetoric: the art, practice and theory of ethical communication."

Mission of GCC: Serve, Celebrate (Gather), Support

The Steering Committee presented a plan for moving forward with the rebuild of the community center.

Summarized next steps (** Board votes):

1. **Board to consider Steering Committee's proposal
2. Consult with Molly (coastal build consultant) regarding feasibility of plan
3. **Approve clearing of lot and grading.
4. **Consolidate parcels of land owned by GCC.
5. **Consider up to \$10,000 budget for reimbursement to Steering Committee for design related actions per rebuild
6. **Board to consider meeting more frequently to address issues requiring an expedited timeline.
7. Check with the county building department regarding the new design per Molly's Input.
8. Check with the Insurance Company regarding the use of money received.
9. Plan regarding informing donors of design changes if made.

The board would like to thank Andrea Lunsford for her leadership during the facilitated meeting.

Paula noted we need to be very careful regarding what we can and can't do. We need to establish a budget and make sure we can meet all code requirements.

David shared that building clothing structure first is a prudent plan given our current financial situation. David said he spoke with Molly about alternate plans and she noted it would fit in the footprint of the previous that has been signed off by county.

Karen agreed with David and would like to see the Board approve a plan to start building a clothing room and re-engage with Figure for the main hall and kitchen. She advocated for a phased building plan with local help on the clothing room.

Paula said this is a huge change and she wonders whether the stakeholders should be consulted to get more input. We have not heard from all the people that use the hall.

Ray asked why is there a sentiment that the new design undermines or changes the original objective / plan?

Paula is concerned that building a clothing department first may undermine the resolve to build a main hall /kitchen.

Kevin shared concerns about the costs with the clothing additional...many hard numbers are not available. Hard to make a decision without knowing the numbers.

Barbara wants to move forward with the original design. Through two years of community input, she concurs that a larger auditorium with a kitchen is the number one community need. Locating a clothing room in the Steering Committee's proposed area would limit the new auditorium size and impact the aesthetics of the total GCC campus. Clothing is doing well in its present location and should move back on campus to a more appropriately sized area in the future. She prefers to continue working with Figure to find an economical solution.

Whyte made a motion that the board authorize the engagement of a designer (or savvy contractor) to give us a set of plans for the first phase of a redesign with costs estimates. The

board authorizes up to \$9,000 to the steering committee for related expenditures for the redesign to be reimbursed by the board .

This does not obligate the board to any plan and any future contractual agreements are subject to the approval of the board.

David second the motion

Unanimously approved.

11. Office Manager Report – Kathy McMurtry

a. Upcoming Dates and Events

- i. Board of Directors Candidate filing opens – April 29
- ii. Pay-n-Take – May 3
- iii. Pay-n-Take Clothing – May 10
- iv. GCC Board Meeting – May 13
- v. Pay-n-Take – May 17
- vi. Pay-n-Take Clothing – May 24
- vii. Pay-n-Take Clothing – May 31
- viii. Board of Directors Candidate filing closes – May 31
- ix. Board of Directors Meeting – June 10
- x. GCC General Membership Meeting – June 21

12. Meeting was adjourned 4:34 pm

Adjourn to next Board of Directors Meeting May 13, 2025 at 1:00 p.m. – Gualala