

Chaffee County Community Foundation

Board Meeting

Oct. 28, 2019 ♦ 3 pm via phone conference

Participating Board Members:

Merrell Bergin (first half of mtg)

Jordan Brown

Wendy Hall

Rick Hum

Dustin Nichols

Gordon Schieman

Syd Schnurr

Executive Director: Joseph Teipel

Minutes from the Sept. meeting were approved. Rick suggested that Action Items should be set up in some kind of project tracking software or an Excel spreadsheet so there is always an ongoing list and some accountability. Joseph will evaluate.

I. Treasurer's Report (Merrell had to depart call shortly)

- Noted on the Custom Revenue/Expense Report that General Donations were up, offsetting the decrease in Founders contributions.
- Emergency Fund donations ~\$6,000. The credit card fees associated with most of those donations made on-line have been charged against the Operating Fund instead of the Emergency Fund. Those will be adjusted back to show the detail of contributions and expenses appropriately.
- Merrell and Joseph refining CSuite with requests to Foundant to make the software work in the way needed by users.
- Joseph will prepare the draft 2020 Budget for review and possible approval at the Nov. meeting; Merrell will provide input.
- Privacy Policy / Data Security – Draft policy was distributed a couple of months ago, and followed well defined templates found on-line. The policy went through extensive review and refinement. **MOTION made and seconded to adopt policy. Approved unanimously.** Policy can be revised in the future if/when necessary.
 - This policy needs a link to it on our website for transparency. Form 990 will also be linked for the public to see.
- Two Resolutions needing review and vote: adding Merrell as Treasurer and Wendy as Secretary to TBK bank account. Second resolution that CCCF can act as Fiscal Sponsor for BVSC and Friends of Salida Skatepark. **Motion made and seconded to approve both Resolutions; approved unanimously. NOTE:** Dustin abstained from the discussion and vote because of his employment status as an officer at TBK Bank.

II. Old Business

- Year-long calendar – Other nonprofits have expressed a desire for this that they can post on. Not sure who would be able to edit and maintain that; CCCF can't burn administrative time on these calendars. It's an ongoing discussion at the Directors Coffee. Joseph has emphasized to other EDs that there are benefits with nonprofits partnering with CCCF. The Board wants a dedicated calendar where all workshops, forums, meetings, and other necessary activities for the Board are posted.

III. Exec Director Report

- CMC Update: CMC wants market value, an appraisal acquisition for its building. Surprising since the 35 acres was donated to CMC originally by Ron Southard, a successful and long-term developer in BV. CMC has stated its desire is that the property be managed for the benefit of

Chaffee County residents. The RFP will be released to the public right after the Salida vote with proposals due to CMC in January.

Joseph said he would only submit a proposal if:

- there is immediate activation of the building, and
- with a broad base of written support, esp. from the Town, the Commissioners, and EDC.

He will write the proposal, then submit to the Board for review and Board approval. Joseph stated the Town and Commissioners have already said they would like to see CMC gift the property to CCCF; however, many see that as unlikely. CCCF would be the most logical entity to manage the building because we would honor what is best for the community relative to oversight and who uses the site.

Joseph had a conversation about it with Charlie Forster and it seemed to Joseph that Charlie doesn't fully understand what the Foundation's role and purpose is. Charlie was not on-board behind CCCF at this point, but Joseph said it is an ongoing conversation.

There was sentiment questioning what the benefit of CCCF managing the property would be to Salida and Poncha Springs. It would need to be used to knit the entire county together. Joseph has to work with the Town and Commissioners because they are the only decisionmakers and signers to this point.

Joseph was asked what Mark Jenkins' relationship to CMC is. Mark was previously in charge of maintenance for the property; however, he is now retired, so his only relationship is as a stakeholder as a BV Trustee. Joseph confirmed that he and Mark never discuss business of this type privately, only in public settings. But, caution must be taken that Joseph is ED of CCCF and Mark is a Town Trustee.

Joseph asked for approval to proceed with concepts for the CMC property and drafting a proposal. A vote was taken for him to proceed.

- Joseph stated he has been approached by two other organizations for CCCF to serve as fiscal sponsor (did not say who).
- The health center on Oak St. is on the market. One of the Trustees told Joseph in confidence that the board for the health center is looking to dissolve; that would mean that group would need a 501(c)(3) to take their assets. Joseph has requested a copy of that organization's Articles of Incorporation because plans for dissolution are stated in an organization's Articles. Dustin advised that the Boys & Girls Club is interested in the property and is touring it on 10/29.
- Katy Welter and Rick Bieterman had a ranch party to benefit CCCF. Joseph said it is a great concept and encouraged all Board members to have a similar type of party by the end of 2020. Approx. \$975 was donated from the event.
- The Peak Healthcare Alliance serves Summit County, and has significantly reduced premiums in that area. Peak has reached out to CCCF with interest in expanding their services in Chaffee County. Peak gave funding to CCCF for data analysis of healthcare claims in Chaffee County. Peak would enable us to negotiate discounted fees for medical care; however, this is a long-term project requiring data gathering, many meetings with stakeholders, and won't occur for a few years.
- Joseph made a presentation and request to Commissioners for CCCF operating funds and the newspaper articles said Commissioner Granzella was vehemently against the idea and stated his disapproval somewhat aggressively. Commissioners Baker and Felt have both expressed their support of CCCF. Joseph wants to try to engage with Granzella one-on-one.

- Draft documents distributed earlier to the Board re: the “Dormitory Housing Project”: Several board members attended a presentation to Becky Gray, Dale Shoemaker, Wendell Pryor, and CCCF from a team who believe strongly in incremental development vs. a larger project (Joseph’s draft discussed an 80 to 100-bed alternative). The significant support for incremental development is that it allows for “quick and successful wins”. Joseph isn’t completely convinced it is the best route to take and would like to continue working through both concepts. He believes it is possible that CCCF could earn its operating costs as property manager (hiring staff to oversee those activities per his draft concept). He believes CCCF can be the catalyst. Both Becky and Wendell have said they want CCCF to be the driver of the project.
 - Suggestion that Joseph organize a charrette with contractors, developers, etc. to talk about the codes and permitting, etc. These individuals have a far better understanding of those issues than any of us do.

Approval for Joseph to proceed with additional concept development around these programs.

- Nestlé: The 10-year permit application was postponed 6 months, which could work well in our favor. There will be public comment meetings. Nestlé contacted both Guidestone and GARNA directly about their {usual} \$5,000 funding. GARNA has responded that they want to see a more “wholistic funding for the County.” Guidestone feels the same way. Joseph is getting ongoing input that Nestlé needs to be stepping up in a bigger way. To be discussed further.
- Joseph believes it would be useful to invite Janine Pryor, ED of the Early Childhood Council, to give a presentation at a Board meeting about the landscape of childcare and the county data. Janine will be given a strict time limit for this informational presentation.

Finally, Joseph asked if the Board was interested in having a holiday party for us and our families. In checking availability of those on the phone call, everyone was here in Chaffee Cty for the month of December. Syd volunteered to give thought to organizing something, best date, etc.

Next meeting: Vote to move the meeting away from the 25th because that is Thanksgiving week. Meeting has tentatively moved to Monday, Nov. 18th and Gordon volunteered his home. Everyone on the call can make the 18th, Ed and Lisa also are available that day. Need to hear from Gary (Wendy has e-mailed, but not heard back yet).

Action needed

1. Action items in project tracking software – Joseph
2. Privacy/Data Security Policy, along with Form 990 linked on website – ?
3. Welcome to the County for new homeowners to give where you live –
4. Chaffee County Early Childhood Council
5. Farm to Table
6. Master Calendar for Board; separate one to share with partner nonprofits
7. Fundraising vs. Appeal for funding
8. Convene Nominating Committee again
9. Financial advisor pro bono (Cambridge not available but provided referrals) –Joseph
10. Drafting of Investment Policy – Joseph
11. Salida’s new website in process . . . possible listing CCCF as a partner after formal adoption of a Donor Advised Fund with CCCF
12. Creative fundraising – work session to be planned

Submitted by W. Hall 11/03/2019. Reviewed by _____

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Board Meeting Agenda
Oct. 28, 2019 - 12:00 pm

- I. Minutes from previous meeting distributed (Wendy)
- II. Modifications/Additions to the Agenda
- III. Old Business
 - Report from Chair/Vice Chair
 - Need for year-long event calendar for better planning/efficiency
- IV. Executive Director's Report
 - Review ED documentation/meetings
 - Resolutions needing motions/vote
 - CMC campus update
 - Dormitory housing project update
 - Healthcare study update
 - Nestlé?
- V. Treasurer's Report (Merrell)
 - Csuite updates
 - Privacy Policy / Data Security
- VI. New Business / Nov. Meeting