

WVCC Board Minutes

April 19, 2016 4:00 pm

Present: Dick, Charlyn, Dennis, Recca

The meeting was chaired by Dick. A printed agenda was available. The 4/05/2016 minutes were approved as presented. Marian had sent an email that she would be unable to attend.

No financial records were available from Marian. Dennis reminded the other members that the first 2016 WVCC lease payment to Paay School LLC was due by the end of April (January – April). Charlyn will see that it gets done. Dick noted that the lease may have an escalator clause in it that will change the payment figures at some point; that Paay School LLC leases frequently have done that after an initial period of unchanged amount. Without looking, no one knew whether or not that applied yet to the WVCC lease.

Old Business:

Little new information was available on the status of additional insurance for the Coastal Hills Quilters. Members of their group have continued making improvements to their designated room; a decision was made by them to not use an overlay of tile but rather to paint the concrete floor. The floor had not yet been ground in preparation at the time of this board meeting. Members of their group were present at the recent campus work day. Dennis will review the Memorandum of Understanding draft and try to have it ready for discussion at the next board meeting. He noted that his conversation with a quilting member at the recent work day suggested that they were able to continue their activities at their former meeting place because the property had not sold and wasn't even listed yet. Pressure seems to be reduced for them to have to make an impromptu or speedy relocation to the campus.

The Music and Drama group (WVMD) is scheduled to have the new stage curtains installed just prior to their upcoming performance in the auditorium. Dick noted that the campus needed a copy of the new curtain fire retardant specifications from the installer. He also thought it advisable if possible to have them inspect or review the standards while here of the other stage curtains.

Discussion next focused on the WVMD printed material that Dave Buswell shared with board members during the work day on 4/16/2016. These multiple pages described in some detail proposed fund raising goals of WVMD and their intended property acquisitions. Of concern to the board was the 'tone' of the narrative in reference to ownership of improvements. No Memorandum of Understanding is yet finalized with their group, and this must be a priority as soon as possible after their musical production finishes its run next week. Dennis will revisit the MOU draft and have it ready as an agenda item at the next campus board meeting. An equally important issue within the MOU will be some resolution of the cost of using the campus; these cost considerations are the fixed, overhead costs as well as the lost revenue of the campus when WVMD is using the facility. Dennis will email Dave to invite his and WVMD input on compensation ideas.

Dick shared that he acquired another gas room furnace. His plan is to continue this practice of "buying anything of quality at whatever size when the price is right" until some significant numbers of them are on hand and then be selective about targeting ones that match remaining campus size requirements. The board agreed with his idea.

The storm damage dollar settlement is finalized. Dick accepted a payment of a little over \$33,000, but the question remains of how much and what kind of “repair” is to be done. Paay School LLC owns the asset, but Dick is inviting WVCC input in making the decisions. This discussion will be revisited again at a future board meeting.

A Director and Officer insurance policy has been secured for another year through Hagan Hamilton for an annual premium of \$811. The liability coverage is now for \$1 million. Dick reported that a new or renewed Campus Liability insurance policy is still unresolved. A new proposal is required.

Much of the earlier preliminary discussion on 4th of July activities was repeated here. A focus remains on finding and scheduling activities that utilize the campus during mid-day when other events have either largely completed or not yet started. The ideal is yet to enlist things or activities that can provide some revenue for WVCC. Recca is continuing her contacts with potential volunteers, but had not yet looked at recent emails where Dennis forwarded her files from last year to see if they remain useful. Attention will continue to be directed to planning and scheduling as July approaches.

New Business:

The campus work day of April 16 had a low turnout, but some important work was done. It was noted that both the Quilting group and WVMD had a small number of volunteers present as well, but their work efforts were limited to their respective immediate use areas. It continues to be a struggle to get the vast majority of community members to show any ownership of the campus as relates to volunteering. It is not because of lack of publicity of work days.

The scheduling conflict in reference to the upcoming musical being presented by WVMD is quite unfortunate and makes the campus look at fault. Planned use of the auditorium for the first performance did not allow for any set up time after the end of the earlier user. An effort will be made to shift campus users around to create a window to work with, but it reflects badly on the campus to “bump” paying users to accommodate non-paying ones. This does not need to happen again.

The board agreed that using campus property for rental parking is a highly visible commercial use that is not allowed until campus zoning gets changed by the city to make that kind of activity a permitted use. Dick has the application papers, but they have not yet been submitted. Dennis offered to help in the effort.

A variety of topics was addressed during General Comment.

Charlyn reported that the planned Make-a-thon event focusing on computer and electronic skills and development has been postponed until this fall.

The Wildwood donation of chairs in the campus halls does have a reserve on them in the event that the city will have a claim on them for future use in the development of a new library. WVCC will presumably store and perhaps use them until/if-and-when that day arrives.

Dick shared his observations that the campus does not have an aggressive publicity, marketing or advertising presence in the community, and he had a few ideas of how that might be improved. Perhaps a continuous listing in the business section of the Bulletin might help, or even more so, a concerted effort to get news articles w/photos of campus events or activities regularly included.

Another idea was the development of posters. The board agreed that the minimal cost of listing in the Bulletin was a reasonable effort.

Charlyn had thank you notes ready to be sent to Jeri St. Onge for volunteer efforts for the Wet Season Music Series and for First Federal Savings & Loan for its community nonprofit donation to the campus. Another note will be sent to Ken McCandless for the Hillside donation of furniture.

Charlyn also reported that Ginny Wymore declined the opportunity to coordinate Art Walk grant seeking efforts and applications at WVCC. Joyce Parmeter made a late, unannounced stop by at the board meeting and happened in on discussion of the matter and what might be alternative ideas and people to advance them. Because of her health recovery issues, attention by her is limited and what might become of it all is uncertain.

The board really really misses Marian and hopes that she will return for the next board meeting scheduled for May 3, 2016. The meeting adjourned at 6:25 pm.

Dennis Werth
Secretary