

WVCC Board Minutes

November 29, 2016 4:07 pm

Present: Dick, Charlyn, Dennis, Recca, Marian

The meeting was chaired by Dick and called to order by him with loud pounding using a new gavel given to him by Marian. A printed agenda was available and added to with several New Business items. The 11/16/2016 minutes were approved as presented. Marian shared copies of a January – November Profit/Loss statement. The Balance Sheet current to November 29 showed “not a lot of activity”. Dick raised the question of where the board was in respect to lease payments for 2016. WVCC is current, with a 2017 quarterly payment schedule beginning in January.

Old Business:

Dick reported that the Innovate Willamina folks might be interested in using the north campus parking lot for a construction/installation staging area. It remains inconclusive, and hopefully if acted upon, it might result in some kind of returned service or benefit to the campus.

There is nothing new to report in the development of a ceramic studio at the campus, and it will not appear as an agenda item until new action merits it.

The recent work day resulted largely in just “moving stuff around”, an unfortunate activity all too common when there is too much stuff in many of the rooms and no clear location where best to put it. Even the ownership of some of it is in question. The recent Wet Season event was viewed as successful, with many of those people attending being followers of the performers. It resulted in a little over \$100 in donations; the presence of the food truck was also apparently appreciated.

March 4, 2017 is the scheduled date for the Winter Music event, with on-going discussions working on the details of what is needed from the campus.

There will be an insurance discussion with Hagan Hamilton representatives on December 2. Dick and Marian will report to the board at our next meeting any insights or developments from the conversation. There is hope that a Salem firm might also be successfully approached for a quote on a whole-campus liability policy.

Changes in Zumba use of the campus are still in flux; the details with Tammy Gould are being discussed and worked out. She wants to use campus insurance, which tends to suggest that the offering becomes a WVCC program. She doesn't want to charge any fee, so the idea of a donation jar for the participants comes into play. More information should be available at a future board meeting.

Marian reported that the campus web site is now 'live'; changes can be made in scheduling without impacting the overall calendar. It is now 'dumbed down' to 5 pages for viewing, making it appear less cumbersome or busy to the visitor. This can be reviewed as developments might require.

New Business:

The annual Financial Stewardship Conference in Corvallis is coming up on January 21, and registrations will need to be sent in soon. The concurrent sessions cover a wide range of topics, and

Dick shared the opinion that this year, a primary focus for WVCC board members might well be sessions related to Executive Director matters. WVCC has partially subsidized the registration fee for WVCC board member attendees in the past, and likely will this year as well. As Dick noted, infrastructure improvements in the campus have progressed enough that this coming year, the campus can and will be redirecting its attention. With the placement of furnaces in multiple rooms and the final stages of gas line installation, WVCC can advance into expanded directions.

A possible donation of a baby grand piano to the campus led to discussion of how and where it might be best positioned. Dennis noted that he had contact with a senior citizen piano man that might be able to offer some degree of assistance with such an instrument. Owners of the piano are reported to be Doug and Barbara Hunter of Willamina, and contact will be made with them to better understand what their intentions are and how to best accommodate them.

Charlyn shared with the board that the impending total eclipse of the sun this coming August 21 is a major celestial event that might well position WVCC to be a player in associated activities. Willamina and Sheridan are well located for prime viewing. Discussion centered around what role the campus might be able to assume, and it was the consensus of the board to proceed with planning to make this a major event on the campus calendar. More details will emerge as this remains a board agenda item.

Considerable discussion focused on where and in what order gas furnaces would be installed in campus rooms. Different capacity furnaces will go in different spaces, and a rough order of priority was settled upon (which of course can be modified as needs or availability of units change). The gym and possibly the library both need larger units, and the smaller ones will service rooms such as Rooms 6, 7, 10, and the Office.

Dick shared with the board the expected difficulties and expenses of proceeding with zone change for the campus. The process is done working with the Willamina Planning Director and Planning Commission, and those persons have changed since Dick first purchased the property from the Willamina School District. It will be expensive and it will take time, but it must be done for the property to be fully utilized in the manner that is hoped for. A mixed use zone will permit commercial, residential, and industrial uses, and it becomes extremely difficult to achieve if there is no precedence for it locally.

Dick also noted that an existing major sewer line or storm water drain across the north edge of the property seems to lack any recorded easement. This is a problem for the city; its exact location and physical description needs to be documented.

Some discussion was directed at the use of, or lack thereof, of Room 6 (the "Art" Room). It is well positioned for greater utility, but is seeing very little activity. Marian suggested that art users be approached for their willingness to coexist with others in making this rentable space. The board concurred that was a reasonable direction to move, especially given the recent change in Joyce Parmeter's ability to be the front person in all things art. If new or conflicting information comes before the board, a different strategy can be planned.

WVCC has been approached by Christine of West Valley Music and Drama and Emily of the Willamina School District about the possible storage of school drama props and furnishings at the campus. Board consensus was the idea is not possible; the campus does not have enough storage space for its own property without it getting in the way.

In General Comment, Dick noted that he would have later discussions with Gary Stuck and PGE about electrical repairs and improvements, as well as a possible down-size in the service coming in to the campus. Dennis requested a meeting date change for the next board meeting; he has a conflict on December 13. The board agreed to move the next meeting to Monday, December 12 (later also moving the starting time on Monday to 3:30 pm).

The next board meeting is scheduled for Monday, December 12, 2016. The meeting adjourned at 6:32 pm.

Dennis Werth
Secretary