

WVCC Board Minutes

December 27, 2017 3:58 pm

Present: Dick, Charlyn, Dennis, Recca, Marian

Guests: Mary Jane Hollinger, Shannon Bennett

The meeting was chaired by Dick and a printed agenda was available. The 12/13/2017 minutes were approved as presented with the addition of adding Shannon's last name. No financial forms were available. Shortly after the last board meeting, the cash box with the December Wet Season Music program proceeds was located and accounted for.

Old Business:

Three rolling chairs remain at the campus but are certain to join their compadres at Fendall Hall.

Favorable impressions were heard and shared about the December work day. The campus benefitted from some additional volunteer labor from new people or folks that have not attended often. Both indoor and outdoor jobs were accomplished.

Comments were varied about on-going projects. Nothing new was reported on either the PGE service line placement or acquiring the stadium roof repair planks from Hampton. No gutter bid has been secured either, but the requirements have shifted a little as old gutters have been removed. Furnace installation work will continue as time permits. Dick noted that Dennis Ulrich has a pile of gravel in the garden area at the north end of the campus; a potential problem for understanding what his intent is. Locating future electrical service and irrigation water intake in that area can make things complicated.

Marian and Dick met with Melissa and Brett about insurance renewal for the campus. A likely option is to pay for the first quarter of coverage until or unless something else becomes available that is more attractive. The problem continues that there are too many WVCC activities for blanket coverage and having multiple exclusions. Marian continued her thinking that perhaps a smaller blanket with more reliance on event insurance might be the best option for the campus. Lengthy discussion also focused on what the WVCC insured value should be; whether or not to insure replacement value or actual cash value. Dick shared fire insurance values for the structures that were covered (3 ½ million main building, 400k Vo-Ag building, 50k 4-bay storage building, 90k rental house, 30k “garage”). There is no coverage for the stadium or wood shop buildings or personal property. Board consensus was that Dick would ultimately be responsible for value assignment this next year since he still owns the buildings.

Marian shared a draft of a new tenant rental agreement; discussion and editing comments were offered. There is little urgency right now because of the limited number of campus tenants.

Board consensus was that the Spin Cycle bikes should get removed as early as possible, preferably before the next campus work day on January 20.

New Business:

There was nothing new to report on Bonnie and her interest in starting a fitness class.

Dick reported on a piano being available from the Japanese School if WVCC was interested. Board opinion was mixed, it being another baby grand that would require considerable space and no real current need for it. Dennis indicated he would get in contact with Bob Ledden for his opinion, since he had done the improvements on the baby grand piano the campus already has.

Marian is still trying to fill information voids on a renter master list for the campus. Some progress was made.

No progress appears to be happening in the process of Willamina reshaping their development code to accommodate the existence of WVCC. Dick is proposing the Eugene codes as a model and the board will revisit this subject at our next meeting.

Recca brought forward an interest in use of the campus music/band room. The idea was of two parts; both having a period for open use for interested jammers and a weekly restricted time for one group. Rent for the restricted use was discussed, as well as concerns for building security and a potential noise impact upon the surrounding residences. Board consensus was that a trial period would be a good place to start and then have a later review.

Marian circulated a draft of the January newsletter for review and editing. Her efforts continue to be appreciated by the board.

In General Comment, Shannon reported continued night time foot traffic from the stadium area of the campus, even confronting some of the individuals. Dick will have some access sign options available for the board to consider at our next meeting. He reported there was a campus break in this morning, with a transient found sleeping in the janitor/shop room by the auditorium. Entry was apparently through an unlocked door. Marian reported on progress in the Friday Art Class series; one half the available January signups are already spoken for. Dick briefly reviewed the Yamhill Cultural Coalition Trust strategy, and that WVCC can be a targeted charity.

The meeting adjourned at 6:25 pm. The next board meeting is 4:00 pm Tuesday, January 9, 2018.

Dennis Werth
Secretary