

**Teller Historic and Environmental Coalition  
Minutes of the Board of Directors Meeting  
Wednesday, May 25, 2011  
Midland Depot Annex, Divide Co.**

Chairman Dave Martinek called the meeting to order at 4:00 p.m.

Present: Dee Breitenfeld, Jane Lass, Jane Mannon, Dave Martinek, Mary Menz, George Parkhurst, Marion Vance and prospective Board member Sherri Albertson. Absent: Bill Buckhanan

Dave noted that a quorum was present.

Minutes: On a motion by Dee and a second by Jane Lass, the minutes of the March 23, 2011 meeting were approved as presented.

Treasurer's Report: Due to computer problems, Treasurer George Parkhurst was unable to prepare the usual financial reports. He will e-mail the reports to Marion to be appended to the minutes.

T.H.E. balance on hand is \$13, 775 including restricted and unrestricted funds.

Monies have been distributed to the Victor Penguins and the Woodland Park Hockey Club.

George reported he had filed Form 990 on behalf of T.H.E. Coalition. George is the Coalition's "Registered Agent" for purposes of transactions with the Colorado Secretary of State. The perennial question arose: should T.H.E. Coalition be on the Secretary of State's 'Charitable Organizations' website. It was noted that potential donors are highly likely to check that website before considering a grant or contribution. In the past, there has been concern about the percentage of income that appeared to go for Administration. That is not currently the case, but we need to revise our bookkeeping format to accurately reflect distribution of funds. Marion is to review.

Committee/Other Reports:

Heritage Tourism: Marion gave a brief summary of the Coalition's Heritage Tourism initiative, including composition of the Steering Committee and progress made at its first meeting on May 17. The second meeting is scheduled for June 8 at UPHS. Jane Mannon provided us with a copy of South Park National Heritage Area's Management Plan which is quite helpful.

Midland Depot:

Dave announced that the Coalition met the April 1 deadline for submittal of its grant application to the State Historic Fund to level, stabilize, and repair the historic building. The

grant request is for \$106, 574 with guarantee of a cash match from Pete for an equal amount. Grant awards will be announced on August 1.

Depot Committee Work day(s): On Thursday, May 26 a small crew will remove the bar equipment, and on Saturday, June 4 a larger crew will take down chain link fence and do further clean up of the property. Dick Unzelman will salvage what he can and sell it for scrap. (Thanks to Dee for information on the scrap dealer)

Midland Days Symposium: The Symposium on April 16 was well-attended and grossed \$1582.45 which was divided equally between co-sponsors: THE and the Divide Chamber of Commerce.

Teller Tales: Dave and Mel McFarland have taped several episodes of the series which airs on Teller Net-Cast.com. The final product is to be a CD of all interviews and discussions, which will become the property of the UPHS. George suggested as a possible interviewee the granddaughter of a former trustee of Woodland Park.

Earth Day: Sponsored by the High Altitude Environmental Alliance spearheaded by the Harvest Center, CUSP, and Woodland Park Library. The Coalition is part of the Alliance, represented by Mary Menz. Mary reported that the event drew some 400 people during its three-hour run. Next year's event will be held at the Cultural Center to provide adequate space. We will look into geo-caching as a hands-on activity for future events.

Divide Community Betterment Organization (DCBO): No progress to report.

Jodi Mijares Contract has been amended. Contract now provides only for Jodi to maintain and update the website, including PayPal, for a monthly fee of \$50.

#### New Business:

Heritage Tourism Consultant: Dave distributed copies of two documents which support the contracting of Charlotte Bumgarner as an independent consultant to the Heritage Tourism Steering Committee. A Memorandum of Understanding between T.H.E. Coalition and the Gold Belt Byway spells out the advantages of building on Charlotte's extensive experience as Executive Director of the Gold Belt Byway Tour to advance heritage tourism on a broader scale in the County, as well as the mechanism for funding her consultancy. The second document is a contract between THE and Witcher Consulting spelling out consultant's duties and responsibilities. On separate motions made by Dee, both the MOU and the contract were unanimously approved.

Extension of Variance: Dave announced that he has secured an extension of a variance from the county enabling us to make use of the existing septic tank for waste water purposes.

Board Membership: After duly considering the substantial background and experience that Board candidate Sherri Albertson would bring to T.H.E. Coalition, current members voted unanimously to invite Sherri to join the Board as an Alternate. Marion Vance offered to be a sponsor/mentor .

Newsletter: Mary Menz will have a draft ready for review in June.

Eagle Scout Project: Mary Menz' son Zack (?) is interested in the idea of researching and installing a sign (or signs) for the Depot. Jane Mannon offered to share with him her experience with signage in Victor. On a motion by Marion and a second by Jane Mannon, the Board voted to accept Zack Menz' proposal.

Youth Summit sponsored by CPI and State Historic Fund in late June. Marion has been invited to the "summing up" session on June 24 in Jefferson and will attend.

Section House: A major new item for consideration is the possibility of acquiring the historic section house that sits just across Weaverville Road and moving it onto the Depot property. Bev Weaver Elwell has indicated that she and her brothers are willing to donate the house (which was for many years the residence of the Weaver family who managed the Depot) if the Coalition will cover costs of an appraisal and of moving the building. Dee asked the Board to discuss and clarify whether we are, in fact, willing to take on such expenses as a condition for taking possession of the house. If so, our offer would need to be spelled out in a letter to the Elwell heirs accepting donation of the home. This possibility prompted considerable discussion and several questions: Is Pete willing to have the house moved onto the Depot property? If so, can the house withstand a move, and how much would that cost? Who would pay for insurance; for liability? Would the move entail an archaeological study? Should the 'non historic' additions be removed? Would there be any problem with county permits for moving the building and situating it on the 4+ acre property? Should we also try to acquire the small building in the SE corner of the property on which the house sits? Will it all fit onto the Master Plan that Chuck Severance has designed? (it is already contemplated on the latest iteration of the Plan).

Action Items: Dave will talk with Pete and with the County Administrator. George will check on possible movers. Names mentioned were Darrel (?) Markus and Slim Loop. All members are to give thought to this attractive possibility.

The meeting adjourned at 5:50 p.m.

Submitted by: Marion Vance, Secretary