

## Teller Historic and Environmental Coalition

Minutes of the Board of Directors Meeting

Wednesday, September 15, 2010

For the first time, the Board of Directors of T.H.E. Coalition held its bi-monthly meeting at the Midland Depot at Divide. The inviting space in the refurbished East End is now officially under auspices of the Coalition, thanks to an agreement signed with owner Pete Kuyper who underwrote the extensive remodel. A hearty 'thank you' to Pete!

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

**Present:** Barbara Barbaro, Dee Breitenfeld, Bill Buckhanan, Dave Martinek, Mary Menz, George Parkhurst, and Marion Vance. **Absent:** Jane Lass, Jane Mannon, and alternate Sally Fant.

Dave welcomed the members and noted that a quorum was present.

**Minutes:** Because there was not a quorum present at the July 28, 2010 meeting, there were no official minutes. Barbara Barbaro took informal notes. A vote on three pending items was taken among attendees and followed up via e-mail with the remaining Board members. All three items were approved unanimously. The vote count was confirmed and officially accepted at this September 15 meeting.

**Treasurer's Report:** Treasurer George Parkhurst did not have copies of the current Financial Position available at the meeting but will e-mail copies to Chair Dave Martinek and Secretary Marion Vance. He noted a difference of -\$43.46 in cash assets with respect to the figure of \$11,753.96 reported in May. That represents a payout of \$120 to Jodi Mijares, against receipts of \$25 in dues from UPHS and \$50 from Cripple Creek Park and Rec (thanks to Connie Dodrill). Interest earned totalled \$1.54.

The Coalition also received a check for \$25 from Joy Drake, owner of one of the landmarked properties showcased at May's Historic Preservation Month event sponsored in partnership with the Teller Historic Preservation Advisory Board. Those funds have now been paid out to Dee Breitenfeld to cover expenses incurred for the event [ ??]

**Membership:** Dee made a plea for an updated list of T.H.E. members. Dave appointed Marion to work with Jodi to update our various lists, and to work with Dee to re-establish communication with current members and recruit new ones.

### Committee/Other Reports

**Rural Land Preservation Group:** Mary Menz distributed the posters and flyers she designed to publicize the October 16, 2010 **Forum** sponsored by RLPG, Palmer Land Trust and TOSC. A decade-long partnership among these three organizations resulted in the Pikes Peak Conservation Corridor which protects the scenic landscape along Hwy. 24 between Woodland Park and Divide. The principle vehicle for generating interest in land preservation has been the bi-annual forums sponsored by the partners. The fifth forum in the series "*Teller for Tomorrow; Creating Opportunities*" will be held at the John Wesley Center. A primary goal is to raise awareness of the importance of preserving Teller County's natural heritage.

Marion Vance, representing the RLPG Board, asked T.H.E. Coalition to approve its traditional sponsorship of this event. George moved and Dee seconded a contribution of \$50.

**MDAD Committee:** A Depot work day on August 10 accomplished most of the major pending clean-up tasks. Dee and Dick Unzelman are working on getting rid of the refrigerant so that the remaining refrigeration units can be recycled. Dee has contacted Industrial Recycling which evidently will receive the items. Dick will haul them by trailer.

Dave mailed a follow-up letter to Mr. and Mrs. Jackson in Oklahoma. Mrs. Jackson is a granddaughter of JJ Hagerman. Some time ago, the Jacksons expressed interest in donating to the Depot restoration project. Dave is endeavoring to keep the contact current.

### Old Business:

**Divide Community Betterment Organization (DCBO):** Appointment of Marion Vance as THE Coalition's delegate to DCBO was confirmed. In his capacity as Chair of the Coalition, Dave Martinek will serve as an ex-officio member. Pete Kuyper will convene

a meeting of DCBO delegates in early October to go over in detail final drafts of the Articles of Incorporation and the Bylaws.

**WEB site:** Dave and Jodi are working to set up THE website. Costs thus far are \$275 for set-up and \$50 for the business directory. A test site for viewing and approval by the Board will be online shortly. There was considerable discussion about incorporating Pay Pal. Before any decision is made, we need a much better understanding of options and features available and relative costs and benefits.

Dave asked George to talk with the designer of the site - Dana- and with Jodi and report back to the Board at the next Executive or full Board meeting.

### **New Business:**

**Newsletter:** Mary is assuming responsibility for publishing the Coalition's periodic newsletter. She is working on a new design, and intends to have the newsletter ready to print in time for the Annual Meeting. Content will include a lead article and photo featuring the newly-signed lease and occupancy of the Depot; a feature on the October 16 RLPG forum; a profile of a member organization; notice of the November annual meeting and other upcoming events sponsored by THE or any of its members; and a heads-up for membership renewal. Originally, the organization profiled was to be the Two Mile High Club. However, Marion mentioned time constraints and the complexity of tracing TMHC's long history. Barb Barbaro offered to interview and write about The Gold Camp Victorian Society. Meanwhile Bill Buckhanan provided a number of leads and contact info for Two Mile High.

### **Managing the Depot and Property:**

- - Dick and Dave will put a chain across the entrance to discourage unwanted vehicles
- - Dave is working on design of a sign. He brought several samples. General agreement was to simplify the design so that it could be easily read from the road. However, all were in favor of turning one of the designs into business cards and name tags.

- - Utilities. Pete will pay, including electricity. In question are costs for telephone and internet connection, which THE should pay. Cell phone is the preferred option. There was some discussion, led by George, about "hot spots" and how best to connect to the net.

-- Interior Decoration: Sally Fant, Jane Lass, and Marion Vance are the Committee of Three to make recommendations (decisions?). The Divide Chamber may supply blinds for the south windows. To be coordinated with the Committee.

-- Stocking Committee: Barb Barbaro volunteered to take periodic inventory and make sure the Depot is adequately stocked with cleaning supplies, paper products, TP etc.

-- Use of space. The upstairs loft will serve as Project Office once Depot restoration gets underway.

-- File space. There is also room upstairs for five 4-drawer file cabinets. First priority will go to THE. Thereafter consideration will be given to partners such as the Divide Chamber and member organizations that have a particular need/desire to centralize their files. Examples are TCHPAB and RLPG. Load-bearing capacity of the loft will be a prime consideration.

Dee volunteered to retrieve the file cabinet she donated, and which is currently at the Trailhead Building in Woodland Park.

-- Meeting space: Priority goes to meetings of THE and its partners, particularly the Divide Chamber. Member organizations will be authorized to hold \_\_ meetings/year as one of the benefits of paying their dues. "Outside" organizations may also be considered -- by request, and for a fee.

Jodi will be the clearing house for scheduling space and will have the key. All organizations should check with her before scheduling a meeting.

**Section House:** Dave reported on the possibility that the Weaver Family will donate to the Coalition the Section House that currently sits on the property just across Weaverville Road to the west of the Depot. Dave has checked with Dave Conley about the legal ramifications; he will also try to get a sense of realistic current appraisal value of the house and the property. THE has agreed to reimburse the family for the cost of the required appraisal. Of course the ideal would be to get hold of the house *and* the property, but that is a long shot. Current asking price for the property is \$325,000. Assuming THE accepts donation of the house, it would have to be moved and sited on the 4 -acre Depot property.

The meeting adjourned at 6:30 p.m. Next scheduled board meeting is Saturday, November 20, 2010.

Respectfully submitted,

Marion Vance, Secretary