

Teller Historic and Environmental Coalition

Minutes of the Board of Directors Meeting

Wednesday, September 28, 2011

Midland Depot at Divide, CO.

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

Present: Sherri Albertson, Dee Breitenfeld, Jane Mannon, Dave Martinek, Mary Menz, George Parkhurst, and Marion Vance. **Absent:** Bill Buckhanan and Jane Lass. Dave noted that a quorum was present.

News: Dave opened the meeting with four special announcements:

1) He and Dee met with Paul Bowman of Guffey to go over boxes of historic artifacts, photos, and film which Mr. Bowman is willing to donate. Dave and Dee are discussing issues of documentation, cataloguing, curation, and security.

2) Through Lisa Lee, Dave learned that Lynn Flowers possesses a diorama of the interior of the Depot building in its Whistle Stop era. Dave passed around a photo; hopes to have the real thing in hand soon.

3) Local resident Candy Shoemaker is offering -- in accordance with the wishes of her mother -- to donate to the Depot a boxcar that Mel Mc F. had identified on the family property.

4) Dave got a call from Florissant Fossil Beds where staff is cleaning out for an impending move. They have discovered a box with the original lights from the Florissant Depot when it was the lodge at the Fossil Beds and wish to donate them to THE for the Depot at Divide.

Minutes: With one change suggested by George, the minutes of the May 25, 2011 meeting were approved. George clarified that the reporting form mentioned should be 990N (addition of the 'N').

Treasurer's Report: George presented up to date financial reports and stated that we are current with paperwork to be filed with the Secretary of State for CO. By mutual consent, THE will pay the Divide Chamber for our half of the telephone bill on a once-a-year basis. George also noted that RLPG has a small negative balance with the Coalition as a result of bills paid for the October 2010 Forum. Marion to take care of transferring RLPG funds from the RLPG account at TOSC.

George opines that revenue from the recently-approved SHF grant should count as a "pass through" on the Coalition's books, rather than income which would dictate filing of a full-fledged Form 990. Evidently, once one files such a document, it must be filed in all successive years as well.

Committee/Other Reports:

Heritage Tourism: Marion and Dave updated the group on the Coalition's Heritage Tourism initiative, and showed a first-draft sample of a map the HT group is developing to highlight natural, scenic and historic sites in Teller County of interest to the heritage tourist. Emphasis will be on showcasing clusters of sites attractive enough to entice tourists to spend time in, rather than drive through, the county. The Committee will be seeking grants to supplement funds currently available from organizations that make up the HT Committee. Suggestion was made to use the National Park Service's classic arrowhead as an appropriate map symbol for the Fossil Beds.

Presentations by CSU (?) researchers have called attention to a rare plant that grows on Pikes Peak. Questions raised as to whether the existence of such a plant should be made public knowledge, or if such a move would lead to its demise at the hands of over-eager enthusiasts.

Midland Depot:

Dave confirmed what by now is known 'news': - THE Coalition has been awarded a grant of \$106,000 from the State Historic Fund, triggering the commitment of an equal matching sum from Depot owner Pete Kuyper.

Dave and Dick Unzelman have met with Pete to discuss what needs to be done to comply with SHF requirements prior to signing the formal Contract. Chuck Severance and Dick are preparing a Statement of Work. Dave and Pete are working with SHF and Colorado Preservation, Inc. to enact a Perpetual Easement on the Depot building. SHF will pay the legal expenses incurred.

Depot Committee: Work day(s):

Thanks to Dick for organizing, and to the volunteers who have put in hours of work, the Depot property has been cleaned up, cleared of debris indoors and out and a fence erected along the property lines. The next step is to remove the interior wall paneling and flooring that was added after the building ceased to function as a RR station.

Section House: The current asking price for the property across Weaverville Road has been lowered to \$275,000. The Weaver family heirs have indicated a willingness to donate the Section House (their family home) to THE Coalition if we could arrange and pay for it to be moved onto the Depot property. Questions remaining: who could handle such a move; how much will it cost; and can we put the house on concrete blocks on a temporary basis until a foundation can be sited and built? Jane Mannon will inquire with the CC/V Mine regarding the house movers employed to re-locate some of the historic buildings displaced by mine operations

Geo Cache: Mary has assumed responsibility for a geocache now hidden in the rose bushes on the north side of the Depot. She reported 16 documented visits to the cache, in which Mary has also strategically placed information about the Depot and THE efforts to restore it. One geocacher commented that she “had been past there hundreds of times but had no idea of all the history of the Depot”. Good move, Mary!

Newsletter: Mary plans to get the next newsletter out by the first of November. It will kick off a membership drive to restore our rolls over the coming year. Enclosed with the newsletter will be a letter from Dave, a revised membership renewal sheet, and an invitation to members and friends to join the Coalition at its Annual Meeting on November 19.

Membership: Dee, Mary, and Marion have volunteered to meet as an ad hoc committee to sort out membership issues and produce a comprehensive, “sortable”, list of all members, friends, and in-kind donors so that we can easily differentiate and track a) nonprofit organizational members b) public sector agency members; and c) private sector (business) members. “Friends” (individual donors) will be in a separate category.

Eagle Scout Project: Mary Menz announced that son Zach will definitely be presenting a proposal to the Board for signage at the Depot.

New Business:

Midland Depot:

Soil test: Dave noted that we will need a soil test before major stabilization work gets underway. Chuck Severance obtained a quote of \$525 from a company with a small-bore drill. The price was deemed quite reasonable. On a motion by George and a second from Jane M., the test was unanimously approved.

Banner: Members agreed with Dave that we need to promote THE Coalition’s work on the Depot. After considerable discussion about what the dimensions should be, the Board unanimously approved a motion by George, seconded by Jane M., to authorize Dave to negotiate the best deal for two large signs, up to but not to exceed \$600. The two signs will be mounted in a wedge shape on the Depot property in such a way as to be visible to both east- and west-bound traffic.

The Jacksons: Based on his meeting with the Jacksons during the CM Railroad Convention, Dave will write them a brief update of progress on the Depot and inquire delicately if there are any artifacts from the J. J. Hagerman family that they might be interested in having displayed once the depot is renovated.

Heritage Tourism: Dave explained a possibility open to THE to partner with Gold Belt Byway on development of a mobile phone app that would enable smart-phone users to access a description of the historic sites as they are viewing them. Marion moved and Dee seconded approval of \$1,000 from our HT fund to take advantage of the offer (at a rate far less than we could afford on our own). Approval was unanimous, with mention by Jane M. that “the moment is **now**”.

Board Membership and Elections: Per the Bylaws, Board members are to be elected, or reaffirmed in their positions at the Annual Meeting that takes place in November. The Coalition is to have a minimum of nine and a maximum of 12 members on the Board. In preparation for votes at the annual meeting, the following actions on motions by Jane Lass were taken by unanimous consent:

- recommend election of Sherri Albertson (who has been an Alternate) as a full-fledged member of the Board.
- recommend that the terms of four board members whose terms expire in 2011 be extended for an additional three years. The four are Breitenfeld, Martinek, Parkhurst, and Menz.
- recommend that the four officers who make up the Executive Committee continue in their posts, as follows:

Dave Martinek - Chair
 Dee Breitenfeld - Vice Chair
 Marion Vance - Secretary
 George Parkhurst - Treasurer

All agreed that it is important to continue to identify prospective new board members, to serve as Alternates and form a pool of candidates.

Annual Meeting: The next scheduled meeting will be the November Annual Meeting. The board opted to continue the custom of holding the meeting in a special venue and inviting THE members and friends to participate. The date selected for this year is Saturday, November 19.

Contributions offered:

Venue: Dee will secure
 Program: Dave and Marion
 Food: Red chili - Dave
 Chicken chili - Jane M.
 Cornbread - Marion; Sherri

Regular bread - Sherri
Chili toppings - Sherri
Wine - Jane M.

Marion Vance, Secretary