

Alma Foundation Meeting Minutes  
March 26, 2008

Present: John Deagan, Ellen McMichael, Caroline Gannon, Sheral Ransom, Eric Swanson, Tim Balough, Linda Balough, Come Stiles, Earl McGrew, Bristlecone Montessori School representatives: Ruth Ann Sherrier, Jesse and Drew Hohne, Cara Doyle, Bob Ensign and Nancy Comer arrived after the meeting started.

Meeting brought to order 5:25 PM

Minutes of January meeting to be approved later, February minutes approved

#### Discussion of Montessori School in Stone Church

John explained his three main points with allowing the school to move into the church on a long term basis.

1. Taking a public building and making it closed to the public for nine months out of the year.
2. Possibly having a negative effect of future money/grants.
3. Major renovations for short term use of the building.

Ellen explained the position of the Foundation - The Town can do what it wants with the church, however, the foundation is concerned about further changes to the church in accordance with the standards of the Colorado Historical Society.

Ellen mentioned (Wattle and Daub) Alma cabin architects, and let the group know that certain tests pertaining to lead had not been taken.

BMS reps responded with understanding our issues. They also mentioned they would be more interested in a 12 month lease down the line. BMS intends to move everything into the basement during the summer months, but would rather have the 12 month lease.

Drew also made it clear that he would not want to cause ill-will for people in the Town. BMS is looking for a 6 year lease term, as well as expanding the school as much as possible.

Earl McGrew, as a representative of the Town, said he spoke to Dave McKee in order to get more information about the school staying where it is. He is under the impression that Dave is willing to let them expand at the present location. Drew responded that the conversation he has had with Dave does not actually address their needs.

Corrie addressed the three major concerns of the Foundation, looking for a compromise for everyone to be happy. She felt the school could be moved if events were scheduled to take place in the church/school. She felt renovations could be reversed, as well. Corrie wanted to come up with a way for everyone to have the use of the school if needed.

Drew responded appreciating that people are looking for other places, but they would prefer to focus this discussion on this church building.

Eric Swanson expressed his feelings about the fact that the Town Hall is not an option for certain community events. He prefers to keep the building as a community place.

Earl wanted to clarify if the Foundation is at risk of losing future grants. He is concerned about the Clessen Cabin, the Riverwalk Project, and other buildings set for historic restoration for the Town.

Drew wants to make sure the Town understands their intentions as well as their future plans.

Bob Ensign expressed concern for the school as a business. He recalled other groups coming in wanting to control the building and at some point ending up with more control.

Linda addressed the historical designation for the church. It is designated whether or not the building has a story to tell, if you can look at the building and understand that story. The change to this building took the building back to what it once had been. There are no interior or exterior covenants at this point. The addition of the fence might not be appropriate, but there might be a compromise here,

as well. She pointed out that the Foundation was given a 10% match requirement - which is unheard of. She did say that it was impossible to tell if the State will or will not look favorably on another grant for future grants.

Ellen added that the Alma Foundation has a great track record with the Colorado Historical Society as far as getting money.

Ellen brought up the fact that the Alma Foundation now has an office here at the church and expressed concern as to where this would be moved. Ellen also offered that perhaps the basement could be renovated for the school and the upstairs could be left as is.

Tim asked about the timeframe for the renovations for the basement. A general timeframe might be as soon as we had the money.

Linda said that the money would come from the Historical fund, however, the fund would not be timely as the application deadlines are April 1 and October 1.

Tim offered that the restoration of the upstairs could take place at the same time as some of the renovations of the basement and move toward the use of the basement as the school. Corrie suggested that the lease money be used to match a grant for the historical restoration of the basement.

Drew offered inspections for feedback during the duration of the lease for the Alma Foundation as far as what is working in terms of the building and what might not be working. BMS is willing to work with the Foundation where we get together and check the building for wear and tear and discuss how the operation is being run.

Eric is concerned for the general community. He feels that the town is trading a long term business relationship for a longer term public.

Earl wanted to know if the Ladies' Aid building could be put on hold.

Cara Doyle wanted to know if there were any criteria in place for further restoration. Caroline wanted to know if the basement had to be renovated with the same specifics as the upstairs, offering an idea of non-historic funds being used to renovate the space for the school in the future.

Recess to go see the basement. Meeting reconvened at 7:05 PM.

Tim made a motion to encourage the Town to lease the building to the School. Ellen made another that the Alma Foundation pursue investigating the use of the basement.

Caroline dissented from seconding the motion because she would have too many conditions on any motion to encourage the use of the building for anything other than a community building.

Tim made a motion to neither support nor not support the school in the church building. Ellen seconded the motion. Everyone agreed to neither support nor not support the school.

Soup cook-off starts at 6pm, Sunday, April 6, 2008. SHERAL will help set up - people can be there by 5pm. Nancy will supply the bread and crackers. \$8 tickets for all you can eat soup, \$5 to enter a soup, \$8 and \$5 to enter and eat. Linda asked if we needed desserts. Pie will be served and sold by the piece by donation. We do have plenty of beer and wine.

Artwork was voted on - Caroline made a motion that we use one of Cindy's for this year and keep one of the other submissions for next year. The picture of the clouds and guitar was approved. Nancy will ask the artist to change the 11th to the 12th for next year.

Nancy will take care of the beer, sponsors, liquor license, someone new for the porta-pottys, hay bails, trash and prisoners. Nick will take care of general and camping layout of festival. Ellen and Caroline will go through what is left from last year.

Caroline suggested a sign up sheet and a volunteer coordinator. John volunteered to camp out and stay until midnight. Ellen made it clear that we have to use the bands and ID people. Bubba will take care of all the Bloody Mary mix on Sunday. Nancy recommends the liquor license from Sat 10am-10pm - serve from 10am - 9pm, Sunday 8am-7pm - serve until 6pm.

Old Business - Thai One On - two people have not picked up their prizes and have not paid. Nancy will deposit what she has and let Ellen know the amount.

Bylaws – tabled until next month. John asked we revise the by laws by next month so we can discuss.

Financial Report – tabled until April

Phone bill - Ellen will call and ask Qwest why the bill is \$53.00

Alma's Cabin, Lee Phillips prepared the MOU for the Alma's Cabin. We need to get it to the Town for the board to sign

We also have a Standard Form of Agreement between Owner and Contractor for the cabin.

Ellen also suggested we purchase Directors and Officers Insurance to protect the board for professional liability. Caroline made a motion that we purchase this liability insurance for the \$1,000,000 amount for 744 per year. Tim seconded, all in favor.

Citizens comments:

Cara Doyle asked that the Alma Foundation send a letter from the Alma Foundation to Colorado State parks to move the contract to MRHI. Ellen moved we write the letter – all in favor.

Meeting adjourned at 8:06pm.