

December 4, 2015 Big Sandy Mush Community Center Meeting

**Keith Wells called the meeting to order.** Keith has asked Terri Wells to preside.

Secretary Report – The minutes were sent to Board members prior to the meeting via email;  
**November meeting minutes accepted by unanimous vote.**

Treasurer Report – see attached for details

\* Fuel contract: A \$500 check was issued to Amerigas for propane. The gas was not delivered when expected. Cathy Phillips and Terri Wells found a better contract with Southern States and polled the Board via email to cancel the contract with Amerigas. Amerigas will refund the \$500 previously paid by BSMCC. Southern States will waive the annual fee in their contract and deliver 600 gallons of fuel. Cathy Phillips reports that some years we have used 1,000 gallons of fuel. (See the attached financial report for further details).

\* Supporting Families – We have twenty-six supporting families with 26 checks in at this date.

**Treasurer Report approved by unanimous vote.**

Building Operations – Dave Everett reminds the members that we are fortunate to have this nice facility. There are many repairs needed. There will be an assessment of the building needs in the next two months to make a plan for repairs. Terri Wells says there are several people who have volunteered to help with a walk through and assessment of the building.

Community Announcements – Terri Wells called for any community announcements.

\* Leicester Library has a craft-making event on December 5.

\* Addison Farms Vineyard has an event December 5<sup>th</sup> to support farmland preservation in Sandy Mush.

\* Vanessa Campbell reminds the group that there is a community hike to the Pinnacle on Sunday, December 6<sup>th</sup>. The hiking group meets the first Sunday of each month to hike in Sandy Mush.

Old Business

November 28<sup>th</sup> Dance – (see attached fund break down) The dance was successful with between 150 – 170 attending. The committee will review the dance event and keep notes of changes for the future.

Liability insurance – Terry Wells found insurance through Webb Insurance and Auto Owners for \$800 a year. The county requires liability insurance. The county is listed as co-insured. Insurance is being paid monthly but would save \$80 – 90 over the course of the year if we are able to pay annually in the future.

Clean-up – Ten volunteers worked for five hours cleaning the kitchen. Next workday will be January 9<sup>th</sup>, 9 a.m. In addition to the building assessment, there will be an assessment of the equipment to determine what works. The pool table upstairs was donated and Keith Wells has the balls and cues for its use.

New Business;

Terri Wells reports the county now requires a lease agreement with the community center. Steve Duckett presented our liability insurance to the county attorney and he approved the policy.

Steve Duckett presented and reviewed the license agreement with the county including:

\* The agreement is with the county and stipulates the location of the property, deed, and what activities are approved. All recreation uses are approved and any other uses must be pre-approved by the county.

\* The Community Club can petition the county for large property repairs such as a roof.

\* Any fixtures we put in the building stay with the building at the close of the lease. \* We can rent to community members for private events like family reunions, weddings and birthday parties.

\* The rental term is 2016 – 2021, for five years. After that time, we can renew for three years on an annual basis.

\* The county is not responsible for damage or loss. The agreement reviews the manner of petitioning the county.

Dave Everett asks if the insurance approves the playground. Terri Wells will check to see if the playground is covered.

Cathy Phillips asked if a frequent user was allowed to rent such as an ongoing class and Steve Duckett thinks that would be approved as long as the activity fits into the allowed center activities and goals of recreation and community development.

Peggy Baldwin submits a possible rental agreement based on agreements from two other centers. The Board will review the agreement and there will be future discussion. This agreement is more specific than the one used in the past. Some preliminary discussion at the meeting raises questions of private rental versus more public events not cosponsored by the center; should there be a variable rate for rentals; payment in advance versus the day of rental; past positive feedback for ability of renter to use the center's kitchen tools and equipment.

Terri Wells reminds every one to track volunteer hours and number of volunteers at any event and submit to Cathy Phillips to use for grant writing in the future. All expenses should have Board approval in advance. Receipts for items purchased and donated to the center should be given to Cathy Phillips to track donations and the real cost of running the center and the events.

Christopher Jayne asks if quick decisions may be made with a simple majority? Keith Wells and Terri Wells said that a simple majority will suffice for center decisions.

There will be a community potluck on January 23<sup>rd</sup>.  
at 5:30 p.m. A community input session will follow to aid in planning the goals and schedule for the community center. Please help spread the word. Keith Wells reminds the group that the next meeting is January 8<sup>th</sup>.

Yoga class will move to the kitchen downstairs for the winter. Peggy Baldwin and Terri Wells will talk with Amah Mitchell about a plan for yoga for the future in terms of frequency and responsibility to the center in terms of a donation of time and/or money. Vanessa Campbell suggests that we may make the donation to the center a percentage of receipts rather than hard number to make it accessible.

**Keith Wells adjourns the meeting.**