

**Minutes of the Annual Meeting of the
Nicasio Land Owners Association
at Rancho Nicasio Restaurant, June 8, 2021, 5:00 p.m.**

I. Call to Order: 5:12 pm. Board members present: Bill Joost (President), Steve Lewis (Vice-President), Leanne Wolfson (Treasurer), Caroline Bolthouse (Secretary), Tom Wood, Guy Phillips, Rick Lafranchi, Stan Loar, Michael McDonnell, Kirby Wilcox.

II. Welcome and President's Remarks (Bill Joost, President): The President warmly welcomed everyone back to an in-person meeting after a challenging year of sheltering-at-home. Max Brown and Bob Brown were thanked for their generosity in allowing us to use Rancho Nicasio once again. Members from 28 properties were in attendance, and combined with 17 proxies submitted, reached the necessary quorum for voting. Current Board members were thanked for their service. Sue Kline was recognized for her tireless work on Design Review, which thankfully experienced a quiet year with few projects requiring review. Bill invited community members who are interested in Board service to contact him or other Board members.

III. NLOA Yearly Review (Bill Joost):

A. A much needed community road clean-up resumed on June 5th. A big thank you for this year's volunteers:

Leanne Wolfson	Bill and Deborah Joost
Chris and Mel Bebbington	Pat McDonnell and Barbara Contini
Tom and Arden Wood	Stan and Sue Loar
Catherine Barnes	Greg and Lucia Dalton
Sally and Sean Gallagher	The Casey Family
Michael McDonnell	Matt Weinstein
Eric Blantz	George Foreman and Judy Colby
Ian and Brooke Hanson	Phil Sweeney and Caroline Bolthouse

- B. The Board worked with the County and the CHP to get the speed limit reduced around the Square, which has made the area safer, as evidenced by the fence on Lot 1 still standing and surrounding homes remaining intact. Michael McDonnell thanked for his work on this project.
- C. A leak in the ballfield irrigation system was repaired in time to save the new sod. Kent Grady and Mark Burton were thanked for maintaining a splendid ballfield and cheering us with the welcome sight of kids playing on it once again.
- D. NLOA continues to work with the County to amend the application process for large vineyards so that the community will be notified promptly and any Master Plan governing the land use be reviewed beforehand.

- E. The Board addressed numerous issues in the community regarding RV habitation, camping at the Square, illegal berms, and night lighting.
- F. Michael McDonnell alerted NLOA that Recology had been charging Nicasio customers the same collection fee as the coastal area, instead of the West Marin area. NLOA asked for a correction and Nicasio customers will receive a rate cut based on the corrected service area classification.

IV. Treasurer Report (Leanne Wolfson): NLP had a healthy balance of \$30,176 at 2020 year end. Expenses were primarily for ballfield irrigation water and garbage collection at the Square. NLOA year-end balance was \$2,951.

V. Board Elections and Amendments to By-Laws (Michael McDonnell): COVID restrictions prevented an annual meeting in 2020, so elections for several board members needed to be voted on retroactively. Motions were made to elect Rick Lafranchi and Stan Loar to second terms, and to elect Kirby Wilcox to a first term, all effective June 2020. Motions seconded and passed. Motion made to elect Leanne Wolfson to a second term effective June 2021. Motion seconded and passed. Motion made to amend the NLOA by-laws to reduce the minimum number of directors from 8 to 7. Seconded and passed. Motion made to allow virtual meetings in accordance to state laws. Seconded and passed.

VI. NVFD (Kent Grady): New Chief Grady presented a review of the year's activity. There are 11 volunteer firefighters who responded to an average of 75 calls per year. Marin County Fire can help homeowners evaluate fire safety on their properties. NVFD will be celebrating 75 years of service this year at a Halloween barbecue. The popular chipper days and green waste days will resume this year.

VII. Nicasio Disaster Council (Loren Carpenter): The NDC organizes and trains volunteer liaisons who coordinate disaster preparedness and response in their designated neighborhoods, an ever important service as the drought increases fire danger in our community. County emergency resources may be spread thin in the event of a major disaster, so NVFD and NDC remain ready to implement our Disaster Plan based on self-reliance and community resources.

VIII. Nicasio Historical Society (Elaine Doss, Amy Morse): Board members were thanked for their contribution:

Elaine Doss	Amy Morse
Marcy and Rocky Shone	Martha McNeil
Jan McNeil	Dewey Livingston
Loren and Rachel Carpenter	Stan and Sue Loar
Grace Farley	Mary Jo Maendle
Diana Dougherty	Kathy Drady
Tom and Arden Wood	Kim Wallach

A new book of local recollections gathered from interviews conducted by Nicasio school children will be published. Sadly, NHS can no longer maintain renting the building that houses the organization. Fortunately, Patrick McNeil will lease the storefront for his business Wines That Deliver and allow NHS to keep their archives in the back. The extremely low level of water in Nicasio reservoir exposed old ranch foundations and allowed Dewey Livingston to conduct a guided walk of the sites.

IX. NVFD Ladies Auxiliary (Amy Morse): Amy Wilcox was thanked for coordinating all the Zoom meetings. A coffee gathering will be held as a pop-up social meeting. The auxiliary is looking forward to resuming the annual event benefiting our fire crew and are making plans to celebrate the 75th anniversary of NVFD at a Halloween barbecue. The NVFDLA holiday party will resume as well.

X. Change in NLOA Membership and Name (Bill Joost): Bill noted that the NLOA Board is exploring expanding the organization's membership to renters and possibly changing NLOA's name. Any proposals for change will lead to a community meeting for discussion and come before the full membership for a vote.

XI. Good Neighbor Awards (Bill Joost): Kent Grady, who was named for the award in 2020, received a postponed public recognition of his many contributions to the community, including NVFD, securing FEMA grants, NLOA, Nicasio School Foundation, and Little League coach. Mark Burton was named for the award this year, with an equally long list of community service, including NLOA, NVFD, Nicasio School Foundation, maintaining the ballfield, and helping any neighbor in need.

XII. Open Business (Bill Joost): Questions and comments from the membership touched on:

- a. Schedule for road work on the realignment of a notorious sharp curve on Lucas Valley Road at Big Rock. Supervisor Rodoni says the work will begin late summer or early fall. Be alerted that traffic will be affected.
- b. Pink flags seen on trees are warning the tree trimming crews that nesting birds are present.
- c. We cannot ban cyclists on Lucas Valley Road. Suggestion to write a letter to Marin County Bicycle Coalition.
- d. Possible contaminants in the run-off from the Big Rock vineyard are hard to document. Some nearby local wells have been tested and the water was fine.
- e. NLOA got Skywalker to slightly reduce the visible area of planting in the vineyard at Big Rock but anything further cannot be done. NLOA has maintained that the vineyard in that location violates the Master Plan that called for native plantings, but County Code Enforcement did not agree.

XIII. Adjournment: 6:14 pm

Respectfully submitted,
Caroline Bolthouse, NLOA Secretary