

**Minutes of the Annual Meeting of the
Nicasio Land Owners Association**

at Rancho Nicasio Restaurant, Thursday, May 3, 2019, 7:00 p.m.

I. Call to Order: 7:00 pm. Board members present: Caroline Bolthouse, Bill Joost (Treasurer), Steve Lewis (President), Tom Wood (Secretary), Rick Lafranchi, Stan Loar, Leanne Wolfson. Board members absent: Guy Phillips (Vice-President), Michael McDonnell.

II. Welcome and President's Remarks (Steve Lewis, President): The President introduced the Board members by name, and thanked a number of other member-contributors by name for their efforts on behalf of the Nicasio Community. He said the Good Neighbor Award will be presented tonight, and apologized if over the years deserving people have been overlooked for the award owing to "institutional amnesia," and pledged a better accounting in future. He presented an overview of the Board's work over the last twelve months. His essential points:

1. The Board has worked to: a) maintain the look and feel of Nicasio, respect and preserve its rural character, maintain the Square and Lot 1, b) ensure that new construction is consistent with the Design Plan, and c) allow people to use their property as they choose as long as it doesn't negatively affect neighbors or conflict with a) and b).
2. The Board has addressed broader controversial issues by making efforts to inform and consult with residents to achieve consensus before taking a position. An example is the "educational tours" issue, about which the Board crafted language and worked successfully with the County to adopt a provision requiring use permits when events involve roads accessing three or more houses in order to minimize fire danger, ensure that personal and property rights are observed, and maintain safety. See Nicasio.org for more information.
3. Nicasio is increasingly impacted by traffic, AirBnBs, tourism, and litter. We are addressing some of these concerns; for example, we have been in communication with Sports Basement regarding possible future use of the Town Square for their events.
4. Skywalker Ranch has historically been a good neighbor. We have contacted the Lucas organization about their existing vineyards and potential expansion of same regarding a) use of water for irrigation and how that usage may impact neighbors' wells and other water sources, b) use of pesticides and their environmental impact, and c) the aesthetic impact of vine plantings in view corridors. A recent seven-page letter from the Board to Skywalker addressing these concerns was acknowledged as received but not responded to in its particulars.
5. We welcome the completion of some recent local projects involving subsidence repairs, bridge replacement, and re-paving of Lucas Valley Road.

6. We have made positive efforts to improve the community database, thanks to Leanne Wolfson, Leanne Greentree, Eric Blantz, Amy Morse, Mike Ingerman, and others.

7. To address the serious risk of fire in Nicasio, we are looking at additional collective steps we can take, including community-wide pricing for new fire-suppression technology.

8. The Board recognizes its obligation to keep the community informed in several ways and to maintain transparency in all its activities. We want to be an "open book."

9. He thanked the community for the honor of serving, saying he will step down on the 29th of May, when Bill Joost will likely be voted President, and Steve Vice-President.

III. Financial Report (Bill Joost, Treasurer): We are in good shape, with filings filed and fees paid, and no debts. We have \$54,621. Dues are due, and may be paid tonight with checks made out to "Nicasio Land Preserve." We are looking at a large upcoming expense for fencing around Lot 1.

IV. Design Review Committee (Sue Kline, Chair, NDRC): The DRC has consulted with the County on several permit issues in the past year, and welcomes those who would like to be a part of the Committee. Steve thanked Sue for all of her complex and effective work on the DRC over the years.

V. Broadband Installation (Eric Blantz/Pat McDonnell): Inyo company representatives were introduced. Rob thanked the community for its patience during the project and enumerated the benefits of the service, and said additional "new, future-proof products are rolling out" soon. Nick said our level of broadband service is the first in the county and one of the first in the country. Improvements are in the works to make outages almost nonexistent.

VI. Town Square (Kent Grady, Mark Burton): Mark reported that the ballfield is in good shape and its irrigation system is back in operation. Kent announced that there will be a Little League night game Saturday, May 4, which has Board approval.

VII. Lot 1 Fence (Caroline Bolthouse, Tom Wood, Steve Lewis): Steve noted the demonstration fencing samples on Lot 1 and felt the "most likely outcome" will be a version of the existing fence, but that a drawback will be its expense (\$30,000-\$40,000). It is hoped a design will emerge that is less costly and easier to repair. So far, the sentiment seems to support a fence that will bar people and vehicles from entering the property. We will try to get the project done this year.

VIII. Water (Caroline Bolthouse): There is a good agreement in place to ensure adequate trucked water, based on negotiations hammered out among Nicasio's representatives, MMWD, WMWD, and Supervisor Rodoni. Thanks are due to Supervisor Rodoni for his efforts on behalf of the Nicasio Community to guarantee its water needs. There was some discussion of ways to obtain/conserves water.

IX. NVFD (Eric Blantz, Chief): The department is "holding strong;" the acquisition of a new fire engine is the occasion of a celebratory party on the Square scheduled for June 1st.

X. Disaster Council Report (Kirby Wilcox): On May 18 an evacuation drill will culminate at Nicasio School, where many speakers will provide vital information encouraging efficient emergency procedures. Last year's plan to acquire a generator for Nicasio School proved prohibitively expensive to buy and operate, and so was canceled, but the good news is that money is now freed up for other purposes. Amy Morse handed out leaflets with important emergency phone numbers and other relevant info. Eric praised Kirby and Amy for their Disaster Council work.

XI. Nicasio Historical Society (Elaine Doss): Speaking for Elaine, Tom Wood announced that a talk in Druids Hall by Bob Arrigoni with historian Dewey Livingston (another in the "Recollections" series of interviews) will happen on Saturday, May 25, at 2:00 p.m., with the talk at 3:00. The new "Ranching in Nicasio" exhibit in the museum will be open as well. Refreshments will be served, and all are invited.

XII. Nicasio School (Mark Burton): Mark named the current trustees: Mark Burton, Michelle Rutledge, and Elaine Doss; and said the school is "doing pretty well," although enrollment is around forty students, a bit below expectations. He announced the School Fundraiser dinner-dance at the Druids Hall on Saturday, May 18th to raise money for after-school and supplemental enrichment programs. He asked for community support and participation in school activities. Future plans include a pre-school program in the Fall, and the installation of a solar system to lower utility costs.

XIII. Annual Roadside Cleanup (Rocky Shone): Cleanup Day is Saturday, May 11. Rocky encouraged participation in this beneficial and worthwhile event, and Steve added that it is a "lot of fun" besides. People were urged to sign up to clean one-mile sections of road.

XIV. Presentation of Good Neighbor Award (Steve Lewis): This year's award goes to Sue Kline. Steve praised her work as an advocate for preserving the look and feel of Nicasio in her stellar service as Chair of the Nicasio Design Review Committee. Sue replied with thanks and said "[my husband] John and I feel privileged to live in this community...thank you all!"

XV. Discussion: Potential Expansion of Membership, and Name Change (Steve Lewis): Steve briefly explained a proposal to change "Nicasio Land Owners Association" to something like "Nicasio Community Association," and concurrent ideas to add renters and non-residents to the association rolls. He said these are proposals that we will discuss and think about as time goes on and if anyone has any thoughts on the matter to contact a Board member.

XVI. By-Law Change (Steve Lewis): A change in the By-Laws to eliminate the requirement that a Director of the Board be limited to serving only two consecutive terms as an Officer was Moved, Seconded, and Passed by members present. (See below for text of By-Laws)

XVII. Board Elections (Steve Lewis): Steve named the Board nominees (listed below) and called for any other nominations; there were none. There was no discussion. The election of nominees was M,S,P.

XVIII. Announcements/Other Business: Those in attendance discussed the proliferation and impact of bicyclists and bike events in and around Nicasio, including increasing vehicle traffic, tourism, and commercial encroachment on the Square, and what measures the Board might take, including working with the County;.

XIX. Adjournment: 8:45p.m.

Respectfully submitted,
Thomas Wood, Secretary

Current Members of the NLOA Board of Directors: Steve Lewis, Leanne Wolfson, Guy Phillips, Bill Joost, Tom Wood, Caroline Bolthouse, Michael McDonnell, Rick Lafranchi, Stan Loar

Community Contributors (partial list): Eric Blantz, Pat McDonnell, Sue Kline, Kent Grady, Tory Grady, Mark Burton, Robyn Burton, Kirby Wilcox, Elaine Doss, Mike Ingerman, Madeleine Sloane, Mimi Lewis, Rocky Shone, Amy Morse, Leanne Greentree

BY-LAW CHANGE:

Article IV, Paragraph A. currently states:

- A. **Officers.** From among their number, the Board of Directors shall elect a President, a Vice-President, a Secretary, and a Treasurer. This election shall be held within one month of the annual membership meeting of the corporation, at the first meeting of the Board following said membership meeting. The term of office shall be one year. No director shall hold the same office for more than two consecutive terms.

The proposed amendment would strike down the last sentence of the above paragraph, such that the amended paragraph would read as follows:

- A. **Officers.** From among their number, the Board of Directors shall elect a President, a Vice-President, a Secretary, and a Treasurer. This election shall be held within one month of the annual membership meeting of the corporation, at the first meeting of the Board following said membership meeting. The term of office shall be one year.