



TAMALPAIS VALLEY IMPROVEMENT CLUB

A non-profit public benefit organization

Box 1446 Mill Valley, CA 94942 415-383-3691 www.tamvalley.org

AGENDA

January 7, 2016

TCSD OFFICES

305 BELL LANE

6PM

Minutes of November 3, 2015, May 7, 2015, August 26, 2015

Update on Firewise and Strategic Strategy

Update on non-County maintained roads

How to find a new board member

Future of TVCC

RR 2016

miscellaneous items

Adjourn



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**TVIC JANUARY 2016
BOARD MEETING**

January 7, 2016

MINUTES

**TCSD OFFICES
305 BELL LANE
6 PM**

The meeting started at 6:10.

In Attendance

Curry Eckelhoff, Ellen Peterson, Ro Ricketts and Olivia Jacobs in attendance.

Minutes

The Board Minutes of November 5, 2015, May 7, 2015, and August 26, 2015 were reviewed and accepted.

TVCC Kitchen

Curry suggested we write Kate Sears a note, as the owner of TVCC, about the Planning Department problem with the Creek related zone; apparently the Kitchen design can not be accepted by the Planning Department, as the architect has it currently designed, if the TVCC property is in the SCA designated zone. And the current designation on the County's website is non-SCA, although the Planning Department recently issued a letter

identifying it as a site with an SCA designation. Since the TCSD program is dependent on producing food, getting the kitchen installed is of utmost importance. The issue of the exact longevity of the undergrounded tributary to the Coyote Creek (which runs through the garden) was discussed; the history could be provided with historic maps.

Firewise for Tam Valley

We reviewed the Firewise (Marin Drive) information and website which Kevin Kearney set up (we looked at it on Carol's computer) as well as the Southern Marin Fire District (SMFD) website. Curry will contact Cary Gloeckner of SMFD to ask him to write up the Fire-Wise in a more detailed way. One suggestion is that maps on the SMFD site provide subsections of Tam Valley, so that organizing of the property owners within each subsection is clear. Thus, the first step, that of block captain development can proceed. Another suggestion was that the SMFD website explain the purpose of the website and what the subsection identification is and who this is for.

Meeting Joined

Jim Jacobs, as a member of the public, joined the meeting at about 6:45 and stayed until the end of the meeting. (TCSD employees, Jerry Taylor and Carol Buchholz were working, late, in the background.)

New Board Members

Tam Valley residents with a knowledge of the valley and the best interests of the TVIC are sought and a couple of names of people fitting this description were mentioned: John Cullison is available and is on Park and Rec. Kim Rago would be good. Janet Miller applied for the TCSD and might be a good fit.

Non-County maintained roads

Richard Searles had said that he would come to the meeting to bring the Palma Way problem to this meeting, but was apparently not available to appear in person. He joined on a phone call. He lives on Palma Way, a private road which is failing into the Coyote Creek. The County will not provide assistance to fix the bridge or the road. There are 6 homes on that street. Setting up a District is an agreeable idea to him. Tam Valley, as defined by the TCSD boundaries, has dozens of private roads which are not maintained by the County. At this point there is no mechanism to maintain this large number of roads and it is a safety hazard.

It was suggested to collect signatures to propose a system to levy tax through the County (property tax mechanism) on properties served by the roads. The objective would be to have this item on the next ballot. Olivia was offered to acquire information about how to do this from the County.

Rhubarb Revue 2016

Without an approved kitchen, producing the standard Rhubarb food is going to be a problem. Even frozen foods will need approval by the County. For us, selling the rhubarb food is a fund raiser. Options of not having food were proposed. Sourcing the rhubarb pies was discussed. The free rhubarb from Gene was discussed (50 pounds). Wrapping the rhubarb for sale was discussed, as was approaching Kate Sears, who is a regular at the event. There were suggestions about taking the pies to the Redwoods, another set of regular attendees at the event. The last idea was to bake a one time food offering – make the rhubarb pies for one matinee, since the County allows one time events to offer food. Ellen will manage the volunteers. Ro will be needing a ride. Jeff Brown needs to be invited to the next TVIC meeting to coordinate everything.

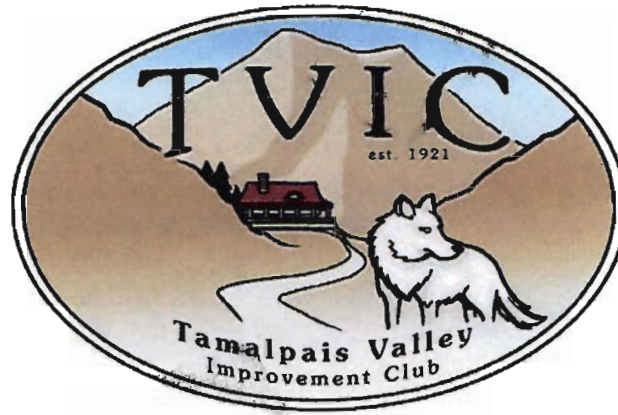
Next Meeting

Rhubarb Review and Community Property to be on the agenda next month; the date will be February 4, 2016.

Second Parcel

The parking lot parcel of the TVCC is on the path to be rezoned – Tom Lai of the County Planning Department advised that it will happen and we will discuss next month.

We adjourned the meeting at 8:02.



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AGENDA

February, 4, 2016

TCSD OFFICES

305 BELL LANE

6PM

Update on Firewise --letter from Kevin Kearney

RR 2016---final decision of food?

Annual Membership drive in February

Future of the TVCC

Misc. items

Adjourn



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**TVIC FEBRUARY 2016
BOARD MEETING**

February 4, 2016

MINUTES

**TCSD OFFICES
305 BELL LANE
6PM**

The meeting started at 6:31.

In Attendance

Curry Eckelhoff, Ellen Peterson, Ro Ricketts and Olivia Jacobs in attendance.

Handouts

TVIC Bylaws, revised 8/19/2014.

Rhubarb Revue costs and lists of tasks requested of TCSD

Email train between Curry and Tom Lai of the Planning Dept.

Lauren Quint, Meyers Nave Professional Law Firm, 2.20.15 Memo

Meeting Joined

TCSD employees, Jerry Taylor and Carol Buchholz were working late, in the background. They left around 6:40, as the Board needed to cover confidential matters.

Bylaws

New Bylaws were provided. It was noted that the Board needs to review and approve the new Bylaws. When we approve them, Curry will send to the Secretary of State.

Firewise for Tam Valley

Curry spoke with Kevin Kearney and Southern Marin Fire District (SMFD). Curry contacted Cary Gloeckner of SMFD to ask him to write up the Fire-Wise in a more detailed way.

Rhubarb Revue 2016

Curry had developed a list for Jeff Brown about the supplies needed for the Rhubarb events for which TVIC will need to pay TCSD. Curry provided a list.

Rhubarb Revue 2016 Food

Without an approved kitchen, producing the standard Rhubarb food is not going to be acceptable. We will buy the frozen pies and store them in the freezer until the events and then heat and serve them. We will order in bulk. The vendor is Christine's?

We will make one set of pies for the matinee for the Redwoods crew; since the County allows one time events to offer food. We will check on the ticket sales to figure out how many pies to buy. They will need a week to 10 days in advance. Selling the rhubarb food will not be a fund raiser.

Free rhubarb from Gene was not yet called in about. We can't offer Gene the 10 tickets if we are not getting the rhubarb from him. Curry will work on this.

History Room Boxes of Materials

With respect to the storage of historic materials – Curry identified a need for more plastic tubs and, also, a place for the tubs of materials to be stored. Materials are currently stored at the Fire House as well as at Curry's house in the basement. Various storage units and locations were discussed. The preferred method, now, is plastic tubs - Some materials which had been boxed in cardboard were lost in the 2005 flood. All of the tubs are now plastic and Curry is working on the materials (8-9 tubs of things).

Olivia suggested that the transfer of the property to TCSD should include an obligation for the TCSD to implement the plan for the History Room which Curry and Nancy MacDonald had started.

TVCC Kitchen

Jon Elam, Jeff Brown and the architect will attend a meeting at the County about the stream conservation area which is preventing the kitchen plans from being implemented. The County planner, Heidi, is easy to work with and had informally approved the plans. But her boss, based on the 100 year old map (does not match the map on the website), has denied the kitchen. Laura had come up with a 100 year old map which shows the stream (undergrounded and running through the TVCC garden) which disqualifies the kitchen step-out. If the County will not provide a variance for this matter, the solution is to change the plan (shrink the kitchen so that it does not extend towards the undergrounded creek). Discussion about what changes in the footprint could occur were discussed.

Bequeathing of the TVCC property

The Board discussed the timing of the bequeathing of the property. We will meet with Ro's attorney, Lisa Poncia to create a contract/agreement to transfer the property. We should invite the attorney to a meeting during the day. According to California law (Meyers/Nave letter which is the handout), a 501c4 can give the property to a non-501c3. Timing is critical so that the donation process is not scuttled.

Provisions of the contract –

Zoning should be written in.

Rhubarb Revue needs to be written in.

So the contract should be equivalent to what we have now, in addition to the 'purchase'.

History Room

Rezoning of the parcel of the parking lot

The History Room

We discussed where the structure could be located at the TVCC property. A preapproved space and concept was accepted by TCSD. We had a long discussion about the structure, the location, the progress to installation and the funding. We discussed the idea of combining the contract of sale and the history room.

Location
Plans for the structure
Storage/Office Space
Stewardship of TVIC memorabilia
Space needed to store the memorabilia
Purpose for the TVIC structure
Whether it is cheaper for TVIC or TCSD to get the permits

New Board Members

We are on hold until the property transfers.

Non-County maintained roads

No progress on this.

Next Meeting

The regular meeting date will be March 3, 2016.

Second Parcel

The rezoning of the parking lot parcel of the TVCC will get added to the contract.

Minutes

The Board Minutes of January 6, 2015 were reviewed and accepted.

We adjourned the meeting at 8:05.

Curry Eckelhoff

From: Curry Eckelhoff [forcurry@comcast.net]
Sent: Sunday, March 13, 2016 12:09 PM
To: 'ellen Peterson'; 'Ro Ricketts' (RFT639@att.net); 'Olivia Jacobs'
Subject: TVIC meeting Wednesday!

Importance: High

March 2016 Agenda

Hello all,

This will be a rather informal Agenda for our meeting on Wednesday the 16th at the Cabin at 2pm. Olivia please pick up the key from TCSD--

Review the Bylaws I gave you at the last meeting. Olivia has corrections in text, spacing etc that I will correct on the main copy if all of you are in agreement.

Creekside Friday Donation--unfortunately my computer deleted all my Inbox the other day and the email from Carol was in there. The prices have gone up quite a bit. Olivia since you are going to TCSD anyway could you get the new price schedule for sponsors of creekside?

Future of TVCC---below are some of the conditions we might ask for when we transfer the property to TCSD. PLEASE PUT ON YOUR THINKING CAPS BEFORE THE MEETING AND SEE IF YOU HAVE SOMETHING TO ADD. ANYTHING BIG OR SMALL WILL BE OPEN FOR DISCUSSION. THIS WILL NO DOUBT BE THE LAST MEETING BEFORE WE CONTACT THE ATTORNEY.

Items we would like when we transfer the TVCC to the TCSD

keep TVIC letters over the stage--
what should be in the lobby for historical purposes?
we should get the TVIC RR collage that is upstairs?
Get any other pictures that are not to be used
\$\$\$ to go to Friends of Tam Valley--maybe \$10-15,000 --we'll see and more each year?
keep name the same TVCC NOT TCSD Community Center
complete the History Room ASAP with TVIC managing the process--to be built as drawn
Olivia suggests a plaque on the wall on the side of the stage that provides the history of the letters and I say to take it further an explanation of how the TVCC was built back in the 60's. Mention Joe Allen the architect and the volunteers who built it. Names??
we need to be allowed to either meet in the TCSD Offices, the TVCC or the Cabin--our choice
Hours as explained in Lease re: TVIC will remain in effect. TVIC will always be allowed to have food etc for RR stored in frig or what is needed.
All these items and more will be in perpetuity.

Would recommend that the elements of the current lease agreement be considered as areas of the donation contract to be included (parts to make sure that are addressed). In other words, the subject areas in the lease are concepts which need to be considered and reworked. They include but are not limited to the following:

From Olivia:

Conclusion of the Lease Agreement
Terms of the transfer - donation
Transfer based on uninterrupted charitable purpose

Second parcel rezoned to match parcel with structure
Permitting for History Room continued to its completion

RR2016--no Matinee

pies are \$12.00

are you here Ellen for all performances?

ANY ADDITIONAL ITEMS?

Curry

2016



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**TVIC MARCH 2016
BOARD MEETING**

March 16, 2016

MINUTES

**Cabin on Tennessee Valley Road
2 PM**

The meeting started at 2:00 PM

In Attendance

Curry Eckelhoff, Ellen Peterson, Ro Ricketts and Olivia Jacobs in attendance.

Handouts

Updated TVIC Bylaws.

Rhubarb Revue costs and lists of tasks requested of TCSD

Email train between Curry and Tom Lai of the Planning Dept.

Lauren Quint, Meyers Nave Professional Law Firm, 2.20.15 Mem

Bylaws

Updated Bylaws were provided. It was noted that the Board needs to review and approve the Updated Bylaws. When we approve them, Curry will send to the Secretary of State. (Comments are in bold and yellowed.)

Review the Bylaws I gave you at the last meeting. Olivia has corrections in text, spacing etc that I will correct on the main copy if all of you are in agreement.

RR

RR2016--no Matinee

pies are \$12.00

are you here Ellen for all performances?

Rhubarb Revue 2016

Curry provided the list Jeff Brown gave us in 2014 about the supplies needed for the Rhubarb events for which TVIC will need to pay TCSD.

Rhubarb Revue 2016 Food

Without an approved kitchen, producing the standard Rhubarb food is not going to be allowed. We will buy the frozen pies and store them in the freezer until the events and then heat and serve them. We will order in bulk. The vendor is Christine's Upper Crust Pies in San Rafael.

We will make one set of pies for the matinee for the Redwoods crew; since the County allows one time events to offer food. We will check on the ticket sales to figure out how many pies to buy. They will need a week to 10 days in advance. Selling the rhubarb food will not be a fund raiser.

Gene Barmotti has not called Curry about bringing 50# of rhubarb to us as he does every year from his brothers farm in Oregon. We can't offer Gene the 10 tickets if we are not getting the rhubarb from him. Curry will work on this. It was mentioned by Ellen that we will need Gene's rhubarb next year so maybe we should give him the tix again this year.

Creekside Friday Donation

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Curry spoke with Kevin Kearney and Southern Marin Fire District (SMFD). Curry contacted Cary Gloeckner of SMFD to ask him to write up the Fire-Wise in a more detailed way.

History Room Boxes of Materials

With respect to the storage of historic materials – Curry identified a need for more plastic tubs and, also, a place for the tubs of materials to be stored. Materials are currently stored at the Fire House as well as at Curry's house in the basement. Various storage units and locations were discussed. The

preferred method, now, is plastic tubs - Some materials which had been boxed in cardboard were lost in the 2005 flood. All of the tubs are now plastic and Curry is working on the materials (8-9 tubs of things).

Olivia suggested that the transfer of the property to TCSD should include an obligation for the TCSD to implement the plan for the History Room which Curry and Nancy McDonald had started.

TVCC Kitchen

Jon Elam, Jeff Brown and the architect will attend a meeting at the County about the stream conservation area which is preventing the kitchen plans from being implemented. The County planner, Heidi, is easy to work with and had informally approved the plans. But her boss, based on the 100 year old map (does not match the map on the website), has denied the kitchen. Laura had come up with a 100 year old map which shows the stream (undergrounded and running through the TVCC garden) which disqualifies the kitchen step-out. If the County will not provide a variance for this matter, the solution is to change the plan (shrink the kitchen so that it does not extend towards the undergrounded creek). Discussion about what changes in the footprint could occur were discussed.

Bequeathing of the TVCC property

The board discussed the timing of the bequeathing of the property. The understanding of the board, based on the governing documents, is that the property can be given without a vote by the members. So the transfer can happen before the Annual meeting (September of each year).

We will meet with Ro's attorney, Lisa Poncia to create a contract/agreement to transfer the property. We should invite the attorney to a meeting during the day. According to California law (Meyers/Nave letter which is the handout), a 501c4 can give the property to a non-501c3. Timing is critical so that the donation process is not scuttled.

Provisions of the contract –

 Zoning should be written in.

 Rhubarb Revue needs to be written in.

 So the contract should be equivalent to what we have now, in addition to the 'purchase'.

 History Room

Future of TVCC---below are some of the conditions we might ask for when we transfer the property to TCSD. PLEASE PUT ON YOUR THINKING CAPS BEFORE THE MEETING AND SEE IF YOU HAVE SOMETHING TO ADD. ANYTHING BIG OR SMALL

WILL BE OPEN FOR DISCUSSION. THIS WILL NO DOUBT BE THE LAST MEETING BEFORE WE CONTACT THE ATTORNEY.

Items we would like when we transfer the TVCC to the TCSD

keep TVIC letters over the stage--

what should be in the lobby for historical purposes?

we should get the TVIC RR collage that is upstairs?

Get any other pictures that are not to be used

\$\$\$ to go to Friends of Tam Valley---maybe \$10-15,000 --we'll see and more each year?

keep name the same TVCC NOT TCSD Community Center

complete the History Room ASAP with TVIC managing the process--to be built as drawn

Olivia suggests a plaque on the wall on the side of the stage that provides the history of the letters and I say to take it further an explanation of how the TVCC was built back in the 60's. Mention Joe Allen the architect and the volunteers who built it. Names??

we need to be allowed to either meet in the TCSD Offices, the TVCC or the Cabin--our choice

Hours as explained in Lease re: TVIC will remain in effect. TVIC will always be allowed to have food etc for RR stored in frig or what is needed.

All these items and more will be in perpetuity.

Would recommend that the elements of the current lease agreement be considered as areas of the donation contract to be included (parts to make sure that are addressed). In other words, the subject areas in the lease are concepts which need to be considered and reworked. They include but are not limited to the following:

From Olivia:

Conclusion of the Lease Agreement

Terms of the transfer - donation

Transfer based on uninterrupted charitable purpose

Second parcel rezoned to match parcel with structure

Permitting for History Room continued to its completion

Rezoning of the parcel of the parking lot

The History Room

We discussed where the structure could be located at the TVCC property. A preapproved space and concept was accepted by TCSD. We had a long discussion about the structure, the location, the progress to installation and

the funding. We discussed the idea of combining the contract of sale and the history room.

Location

Plans for the structure

Storage/Office Space

Stewardship of TVIC memorabilia

Space needed to store the memorabilia

Purpose for the TVIC structure

Whether it is cheaper for TVIC or TCSD to get the permits

New Board Members

We are on hold until the property transfers.

Non-County maintained roads

No progress on this.

Next Meeting

The regular meeting date will be April 7, 2016.

Second Parcel

The rezoning of the parking lot parcel of the TVCC will get added to the contract.

Minutes

The Board Minutes of February 4, 2016 were reviewed and accepted.

ANY ADDITIONAL ITEMS?

We adjourned the meeting at 4:30pm

Tamalpais Valley Community Center

Contract needs to be drawn up. Proposed elements/conditions follow:

- I. **Zoning change** for the parking lot to match the lot the structure is on.
- II. **Rhubarb Revue** Events in Perpetuity. The contract should be equivalent to what we have now, in addition to the 'purchase'.
- III. **History Room** - complete the History Room ASAP with TVIC managing the process--to be built as drawn
- IV. Transfer **price**
- V. Keep **TVIC letters** over the stage—
- VI. **Keepsakes** in the lobby - what should be in the lobby for historical purposes?
- VII. we should get the **TVIC RR collage**, upstairs
- VIII. Retrieve any **other pictures** that are not to be used
- IX. **\$\$\$ to go to Friends of Tam Valley**---maybe \$10-15,000 now with some amount more each year?
- X. Keep name the same **TVCC NOT TCSO Community Center**
- XI. A **plaque** on the wall on the side of the stage that provides the history of the letters. Include an explanation of how the TVCC was built back in the 60's. Mention Joe Allen the architect and the volunteers who built it. Names??
- XII. **TVIC meetings** - we need to be allowed to either meet in the TCSO Offices, the TVCC or the Cabin--our choice
- XIII. **TVIC use hours** as explained in Lease re: TVIC will remain in effect.
- XIV. **TVIC equipment use** TVIC will always be allowed to have food etc for RR stored in frig or what is needed.
- XV. Other elements (not included above) of the current lease agreement be considered as areas of the 'donation contract' to be included; existing concepts need to be considered and reworked. They include but are not limited to the following:
 - a. Conclusion of the Lease Agreement
 - b. Terms of the transfer – donation
 - c. Transfer based on uninterrupted charitable purpose
 - d. Permitting for History Room continued to its completion

All these items and more will be in perpetuity.



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AGENDA
April 7, 2016
TCSO OFFICES
305 BELL LANE
6PM

- A] RR 2016--Director Jeff Brown come to update us
- 1] flyer to mail out to those on RR mailing list, email list and TVIC email list.
 - 2] a price list from Carol?
 - 3] reserved seating/how many/ how many rows across and front to back
 - 4] ??

- B] Ellen: status of Volunteers
- 1] how many pies
 - 2] food, wine etc.
 - 3] food for cast?
 - 4] ???

C] Ro: tix/ reservations/cast/Sue Hayes?

D] Special Meeting on April 13 to approve the TVIC Updated Bylaws

Miscellaneous

Adjourn



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**TVIC APRIL 2016
BOARD MEETING**

April 7, 2016

MINUTES

**TCSO OFFICES
6 PM**

In Attendance

Curry Eckelhoff, Ellen Peterson, Ro Ricketts, and Olivia Jacobs with Jeff Brown in attendance for the Rhubarb Revue discussion only.

The meeting followed the Agenda, covering the Rhubarb Revue details and reminding Board members of the Special Meeting within the week.



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SPECIAL MEETING OF THE TVIC

APRIL 13, 2016

TCSD OFFICES

6:00PM

Meeting to discuss and approve the Updated Bylaws of the TVIC

Adjourn



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**Minutes
Special Meeting
April 13, 2016
TCSD OFFICES
305 Bell Lane
6 PM**

The meeting started at 6:00.

Board members In Attendance

Curry Eckelhoff, Ellen Peterson, Ro Ricketts and Olivia Jacobs (at 6:10) in attendance.

Nancy McDonald, Danny McDonald, Jerry Taylor of TCSD (working in the office) and Jim Jacobs as members of the public were also present.

Special Meeting Objective

The amended TVIC Articles of Incorporation were the subject of this meeting. Changes to the document were referenced and discussed and then approved.

The amended Articles of Incorporation were approved by all in attendance.

The meeting was adjourned at 6:26 pm.



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AGENDA
May 5, 2016
TCSD OFFICES
305 BELL LANE
6PM

MEETING CANCELLED--RR2016 STARTS TOMORROW



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AGENDA
June 2, 2016
TCSO OFFICES
305 BELL LANE
6PM

Post-Rhubarb Revue Discussion

Progress of Bylaws Process

Discussion of items to discuss with our attorney

Plans for the Tam Valley History Room

Miscellaneous

Adjourn



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**TVIC JUNE 2016
BOARD MEETING**

June 2, 2016

MINUTES

**TCSO OFFICES
6 PM**

In Attendance

Curry Eckelhoff, Ellen Peterson, Ro Ricketts, and Olivia Jacobs.

The meeting followed the Agenda, covering the recap of the Rhubarb Revue details, progress on sending the changed bylaws to the Secretary of State, agreeing on a list of issues to discuss with the attorney and discussing plans for the Tam Valley History Room.



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AGENDA

July 7, 2016

TCSD OFFICES

305 BELL LANE

6PM

MEETING CANCELLED



TAMALPAIS VALLEY IMPROVEMENT CLUB

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**AGENDA
AUGUST 5, 2016
TCSO OFFICES
305 BELL LANE
6PM**

MEETING CANCELLED



TAMALPAIS VALLEY IMPROVEMENT CLUB

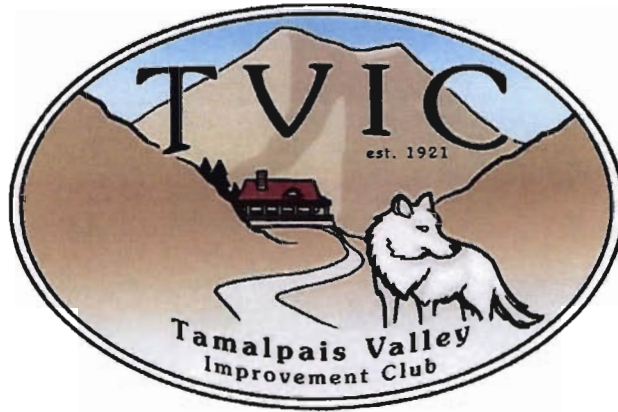
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AGENDA

**TCSD OFFICES
305 BELL LANE
6PM**

**SEPTEMBER & OCTOBER MEETINGS
CANCELLED**



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**AGENDA
NOVEMBER 3, 2016
TCSD OFFICES
305 BELL LANE
6PM**

MEETING CANCELLED



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**AGENDA
DECEMBER 1, 2016
TCSD OFFICES
305 BELL LANE
6PM**

MEETING CANCELLED