

## **Minutes of Meeting of the Board of Directors**

Sunshine Community Gardens

**4/12/22**

Attendees: Jim Willmann, Kerry Drake, Debra Mariano, Kay McMurry, Carol Limaye, Karl Arcuri, Marsha Riti, Jasmine Baker

**Meeting called to order at 6:02 p.m.**

***Unless explicitly stated otherwise, any statement is reflective of an individual board member and not the opinion of the Board as a whole.***

**A. Meeting called to order at 6:04.**

**B. Approval of Minutes**

Edits to March minutes:

- Compost sales pricing: \$3/\$2: change to “it was discussed to vary the pricing as needed”
- Decision #4: “revenue generated should not be ‘said to cover’” –should read that Sunshine will absorb the cost of the community uses of compost

March minutes as corrected passed.

**C. Reports**

**Treasurer’s Report (Treasurer)**

We’re in good shape. Revenues are consistent with our budget. Gabriel Valley expenses are yet not included, but Carol forecasts that we will clear \$12-\$15 thousand on the plant sale. How does this compare to 2020? The net profit is down compared to 2020, but we will do better than forecasted. We will have a bit of a cushion.

**Plot Report (Plot Coordinator)**

Things remain much the same. The waitlist has gone up slightly, which is typical in the Spring with the nice weather. Only a quarter plot is potentially open.

**D. Ratification of Email Votes**

1. \$100 donation for Irina Kadukova  
Irina’s husband died suddenly on March 6th. Irina is Ukrainian and has extended family in Ukraine. The board will leave it up to Marsha and

Debra to decide what organization to donate to.

The email vote was ratified.

## **E. Discussion and Action Items**

### **1. Chickens at Sunshine**

#### **a. Jasmine Baker**

- i. Jasmine has responded to Jim's email asking to visit with the board.

Jasmine has previously brought her chickens to her garden plot, penned, and at one point left them unattended. The board wanted to gather more information about Jasmine's chickens at the garden and determine if their being at the garden is acceptable. Jasmine related to the board that she brought the chickens to the garden as her pets. She expressed she didn't bring her hens back to the garden since the time the appropriateness of them being there was questioned. Jasmine related that she does not want to be a problematic gardener. Jasmine is wondering if chickens count as pets. Jasmine was asked if she would ever leave her hens unattended again. She stated she would not. Jasmine stated that she has halters for her chickens. Jasmine expressed thanks for being allowed to express her situation to the board. One board member expressed support for any pet coming to the garden as long as the pet is contained and remains on the gardener's plot, and if necessary, the space is cleaned up after the pet. Jasmine mentioned the example of a gardener who used to bring his bearded dragon. One board member wondered if we should treat pets at the garden on a case by case basis, given the wide array of potential pet visitors.

*Motion: The board interprets pets to be any animal a gardener considers a pet. Pets are allowed as long as pets are restrained and on the gardener's plot and not left unattended. Pets should be cleaned up after.*

Motion passes.

#### **b. Ron Valentine**

- i. Steve has had a conversation with Ron

Steve saw Ron at the garden recently and asked him if he received the certified and non-certified letters sent from the board. Steve reported that Ron acknowledged receipt of the letters and that they looked legal and proper and he will abide by them. He said he was fine with the change of having to vacate his coop and relocate his chickens. Steve was thanked for communicating with Ron.

### **2. Loren Ondracek Loss of Plot for Dues Nonpayment**

#### **a. Email thread re Loren's situation**

b. Consideration of ways to enact a long term fix to the past problems

Possibilities might include one or more of the following:

- i. amend contract so official notice goes to sister, and failure to pay 2023 dues by 2/15/2023 results in automatic termination; or
- ii. treating sister as being an “in fact” secondary gardener who didn’t do paperwork and let her take over plot but may want to –also require her to timely pay 2023 dues

The plot appears to be compliant at this point. One board member expressed how the plot might be integral to the gardener’s well-being right now. Can we have a contract that Donald or the sister can be a secondary gardener? For the past 3 years the gardener has not recorded her service hours and has continually belatedly attempt to send service hours via email instead of in the virtual green binder.

Motion: We permit Loren to remain a gardener contingent upon the following;

1. Dues and service hours owed, reduced by half, are paid
2. Sister signs on as secondary gardener
3. The contract addendum be added, signed by Loren and her sister that says the official notice goes to her sister and not to Loren. 2023 dues will be paid no later than Feb 15th or there will be automatic termination for non payment of dues
4. Service hours have to be worked and recorded in a timely manner (by the deadline)

Seconded. Motion Passed.

### **3. Dumpster Price Increase**

- a. Most recent monthly charge with fuel adjustment for the dumpster was \$521/mo. Debra, Carol, and Steve are looking at alternatives but the current contract with Waste Management may be hard to terminate without significant penalties.
- b. Options and related issues on the table are: negotiated reduced fee, change to a vendor with a lower fee, switch to bi-weekly pickups, or move the dumpster to the compost area.

Getting out of the Waste Mgt.(current service) would cost us \$1500. The contract is set up in such a way that it makes it difficult to break the contract. The contract has automatic renewals. There is a tiny window to terminate. It is a one sided contract. The contract was renewed in March. We could terminate now and have a \$1500 penalty. We do have a quote from Texas Disposal Systems, and it would probably reduce the cost by \$250. We have until May 1st before signing a new contract. TDS is also a 3 year contract. They said they will waive the automatic renewal. It appears they have agreed not to raise their price for a year. What is the

formula for fuel adjustment? There seems to be no cap for fuel adjustment increases. To the extent we can, we want to decrease the dumpster price and determine whether or not to terminate with Waste Management. WM has been onerous to work with. Steve reminded us that he will be out of contact beginning April 20th because of his knee surgery.

The board generally agreed to make no new contract with Waste Management. Jim has marked the key provisions on the Texas Disposal Systems contract. Karl will take a look, and Jim will share it with other gardeners that are contract readers. Move the dumpster to the compost area? (Concern about wood chip trucks, etc., getting to where the wood chips are.) We are looking at ways to reduce the cost of the dumpster. Maybe bi-weekly pick up is an option. Summary: we are to proceed to try to change vendors and reduce the cost of our waste disposal.

#### **4. Purchase of New Sign Holders for Compost Area**

- a. The board previously allowed the treasurer to sign off on Janet's request to order more signs and holders. The initial bill cited to Debra was \$499. This was later changed to a cost of \$1031.62, which was of concern since it is double the quoted price.

It appears at least four board members believe we should request Janet and Randy to reduce their order for sign holders. The request would include asking why they feel the need to replace all 20 of the current sign holders. Do we have enough information? Are they buying for now and the future? The sign frames can be repaired easily according to one board member. Four board members feel we should, if possible, reduce the order for sign holders until we have more information; 2 board members feel we need more information. Jim will draft an email to Janet and Randy requesting more information about the order. It is reasonable to ask for more detail and get a breakdown of the expenses.

#### **5. Review of Procedures For Approval of Purchases/Expenditures**

- a. Discuss options, parameters, etc. and adopt policies at May meeting

The board doesn't need to approve every expenditure, but we should reach a cap for checking with a Pres, VP, and/or treasurer about the expenditure being within the budget. Officers can decide if it needs to go before the board. Bob Easter does this with new tools, etc. What are the current policies on purchases? Bylaws: 2 signatures on a check over \$1,500.00. \$10,000.00 has to be approved by the board. Limits should likely be lowered. The process should be 1. I want to do this 2. Get an estimate 3. Give or take 5%, proceed. Need to make this in time for the May meeting to let people know. It can be put in the bylaws or in the financials. What limits should we require if it is not a budgeted item?

#### **6. Speed Limit Signage**

- a. Karen Cleary (current member) sent an email expressing concern about a fast driver;
- b. Current signs appear to have been removed

No one knows what happened to the speed limit signs. There are gardeners who can paint speedlimit signs. Kerry will do temporary signs using inverted political signs.

## **7. Post Plant Sale Donations/Sales; Accounting for All Plants Remaining After Formal Sale Ended**

- a. Discussion only to determine if potential problem that needs to be explored
- b. Total of donated plants and post-sale plants paid for does not appear to account for plants remaining after formal sale ended

Based on what Jim believes was a fairly accurate count (2,660 plants) based on count of flats on Tuesday 3/8, the number of post-sale plants was at least 2,700. The number of plants which can be accounted for as donated or sold is 2,250. This leaves approximately 450 (16%) plants unaccounted for.

The number of heirlooms one day was significantly different (lessened) the next day. There appears to be seepage and loss. 15-16% loss. Are there long term issues to look at in terms of self-pay? How much loss in terms of money? \$1,000.00. Would the alternative be to have someone always there to collect money and oversee the remaining seedlings?

## **8. Weekly Weeder**

- a. Jim & Steve have emailed Maria asking about the WW not being published in weeks

Maria has not responded to emails. Has anyone seen her in the garden? We need to find out what is happening. Sharon has been helping by putting out the bare bones Weeder. We have only had 3 issues since March 1.

- b. Board may need to address publication issues: Jim will call Maria and inquire

## **9. Potential Site Rule Amendments (If time permits)**

- a. A couple of issues have been identified. Any action will be delayed until the May meeting but a preliminary discussion may be helpful.
  - i. Permit use of timers with soaker/drip hoses
  - ii. Prohibiting disposal of rocks on fence lines (rocks on the drive, especially around the chicken coop). Small rocks on the road would be helpful.

## **10. Setting Date for Annual All-Gardener Meeting**

May 10, next board meeting. Saturday the 21st for AGM.

## **11. Scheduling Next Executive Session Meeting**

Members could not find a time everyone could meet in the next week, so the meeting

will be scheduled at a later date.

**12. Fence Replacement Status (Pending Issue)**

Brian McDonald (TSBVI) indicates May 4<sup>th</sup> is a revised anticipated start date with work starting on TSBVI campus section. They will start on the 45th and Lamar section. Does anything else need to be done for the fence? Big rocks need to get moved off the fence line. We may need another fence clearing workday.

**13. Compost Pricing (If time permits)**

**14. Security And Safety at Sunshine (Pending Issue)**

**F. Adjourn**

Motion to adjourn was seconded and passed, and the meeting adjourned at 8:07p.m.