

July 10, 2023 MEETING

MINUTES

Meeting called to order at 12:21 pm. In attendance: Andi Biren, Brian McComas, Layla Stanley, Jennifer Fieber, and Nancy Lowenthal.

1. Approval of April 27, 2023 minutes. Andi moved to approve the draft Minutes, Jennifer seconded, and all approved.

2. Windows Update. Per Layla (and as also reported by Carissa Clay), the window work performed by Arellano's has been completed and is satisfactory. We will ask Carissa to get bids to paint the entire exterior of the windows, including the window frames.

3. New Matters. There was a brief discussion about payment/reimbursement for locksmith work at a) Brian's office, b) the mailbox and c) TU's counseling room, bathroom and back area. This topic was tabled.

Terry Koch joined at 12:32 pm.

pm.

4. ABE Process. On July 13 Andi is scheduled to meet with Arnie Lerner and Ken O'Sullivan. Andi made a motion for authority to sign a contract with O'Sullivan for the railing work in an amount not to exceed \$17,000. Nancy seconded, and all approved. (The last estimate for the railing work is \$12,999. The estimate for the entire porch restoration project, including the railing work, is \$95,000, in other words, about \$80,000 for the porch itself.) As Andi reported at previous meeting, BACLF's current budgeted resources and the recent anonymous \$50,000 grant are sufficient to allow us to complete the ABE Project and redo the front stairs to the porch.

5. Website. The email (contact@BACLF.org) is working, but access to the website has still not been resolved. Jennifer will try again.

6. Heating.

- Socrates will move the heat pump in the TU office to another window when the room is painted during the next weekend.

- Andi signed BACLF up as a potential subrecipient for the Renew America program with the goal of procuring a new insulated roof and entire HVAC system. Nothing will happen if no subrecipient is interested in partnering with us.

- Brian reports that his space heaters are currently adequate.

- Per Carissa, no electrical rewiring needs to be done.

- Layla will research if there are any incentives still exist for solar installation and will report back.

7. Financials. We received \$50,000 from an anonymous donor last April. Motion to allow Terry to file electronically the Forms 990 and 199 (CA). Jennifer seconded and all agreed. Discussion how to get NLG to timely pay rent and its contribution to the Coop. (The Lease requires rent payment on the first of each month.) Andi moves to direct NLG that all rent is to be paid on the first of the month on which the rent is

due, and that BACLF will consider imposing penalties if this is not done. Brian seconded, and all approved. Andi will write to Camilo Perez-Bustillo (ED), Debra Murov (Treasurer), David Borgen (FinCom) and Nancy Hormachea, with copies to Terry Koch and Nancy Lowenthal, notifying them of the BACLF Board action.

NLG's failure to contribute to the Coop is a matter between the TU and NLG and is not a BACLF matter.

Terry moved that we make the quarterly grant to NLG in the amount of \$7547.78; Nancy seconded and all approved. Terry also moved to grant \$13,266.51 to the TU once TU submits the appropriate written request for same. Nancy seconded and all approved.

NEXT MEETING: Thursday, September 21 at 11:00 am.

The meeting adjourned.

Respectfully submitted,

Nancy Lowenthal, Secretary