

**Dimond Improvement Association  
Board meeting minutes, 9/10/15**

**Board members present at start of meeting:** Zandile Christian, David Coleman, Craig Flanery, Chris Harper, Marion Mills, Robert Raburn, Tom Rose, Daniel Swafford, JoAnn Tract-Rawson, Victoria Wake. **Arriving later:** Fran Donohue, Julie Johnson, Joey Smith. **Absent:** None

**Guest:** Karen-Marie Schroeder

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Meeting was convened by Chris at 7:07 p.m.

**August 13 Minutes.** Reference to maximum dollar amount allotted to tax return preparation was removed (Motion: Robert; Second: David; 5-4 motion carried). Minutes were then approved as amended (Motion: Craig; Second: Marion; unanimous). Marion requested that future minutes indicate meeting start and end times.

**Treasurer's Report.** Julie presented written report showing balances in all accounts. She continues to work on gathering complete account information and establishing QuickBooks program (new computer had problem and is being fixed). For consideration, Craig suggested developing a quarterly or semi-annual financial report that provides more detail.

**WIP Reports.**

*Oaktoberfest.* Daniel reported that preparations and sponsorships continue to progress well, although he is still looking to enlarge the pool of volunteers. Some 75-80 people attended the Oaktoberfest mixer the previous night. Chris and Karen Marie expect to be in the event information booth, which doubles as the DIA information booth, most of the day.

*Dimond Listserve.* Chris reported that he is just about ready to turn off the old listserv. He will finish downloading the old material to an archive before doing so.

*General Meeting.* It was noted that the premier of "Trailhead" at the Chabot Space & Science Center is scheduled for the same night as the next DIA general meeting, October 7. Robert reviewed the line-up for the transportation-themed meeting: Caltrans (re: the 580 park & ride lot) and AC Transit (re: study of transit options in the MacArthur corridor), and possibly a Hive parklet update and City CarShare representative. It was decided that Robert and Victoria should work with the presenters to identify a new night for the meeting.

*Champion Firehouse.* JoAnn read a letter from the provisional new owner of the property who had planned to open a restaurant. In this letter, he expressed sincere regrets and apology for not being able to secure funding. He continues to be very interested and, if the opportunity presents itself again when he is in a better financial position, would bid again. The city plans to reissue an invitation for bids for the property.

*Woodbine Corner.* Tom reported that a number of rocks have been displaced, found elsewhere, or have disappeared from the landscaped area, and that weeds are growing up between the rocks. Neighbor Karen Colaric has been volunteering her time to do what she can to maintain the area. Tom suggested that perhaps laying the rocks in concrete would be a reasonable remedy. Several members expressed their preference for a solution other than concrete, suggesting something permeable or something like mesh. JoAnn's neighbor is a landscape architect and she will solicit ideas from him and/or put him in touch with Tom.

*Keep Dimond Clean.* Robert reported that Caltrans cleared the homeless encampment under I-580 on September 4. Julie and others remarked on the extremely unsanitary conditions that persisted up to this latest effort by Caltrans.

**Oaktoberfest Contract.** Fran stated that the proposal from the prospective event organizer (Daniel) and the draft contract were the same as last year's, with the exception that two new provisions were added to the contract. Provision #3: Requires approval from the Oaktoberfest Planning Committee before committing more than \$600 to the hiring of staff or independent contractors. Provision #4: Includes in-kind sponsorships in the sponsorship revenue tally for purposes of calculating net income and event organizer bonuses.

**ACTION:** Approved contract with Daniel Swafford for 2015 Oaktoberfest event coordination. (Motion: Marion; Second: Victoria; unanimous).

**Farmer's Market.** Robert reported on the exploratory walk around the Dimond with Keith Wall of Pacific Coast Farmers Markets. Many locations would not meet the criteria for success because they were too small or too constrained in one way or another. The May Court area seems to have possibilities. This item will come back to the Board for further discussion.

**Priorities.** Robert led a discussion to identify a short list of priorities to present to Councilmember Campbell-Washington, requesting her active support and leadership. After thoughtful give and take, the Board approved the following:

**ACTION:** Adopted three priorities to transmit to Campbell-Washington: Business attraction to the Dimond, with Champion Firehouse as the priority within the priority; amendment of the City's CN1 zoning ordinance to end the granting of conditional use permits in perpetuity; conditions and physical improvements in and around the Caltrans park & ride lots under I-580. (Motion: Victoria; Second: Robert; 9 yea, 2 nay, 2 abstain)

Robert will draft a letter that Chris will review, sign, and send.

**Minutes Contents & Official Recordkeeping.** Due to lack of time, this item was postponed until the next meeting.

**Adjournment.** The meeting was adjourned at 9:10 p.m.

**Next Board meeting:** October 8, 2015

*Minutes submitted by Victoria Wake*