

Dimond Improvement Association
Board of Directors Meeting - October 13, 2022

Board Members Present:

David Gross; Chris Harper; Ryan Romaneski; Victoria Wake; Bret Peterson; Julie Johnson; May Seto-Wasem; Charlie Deterline; Judy Klinger; Jay Ashford; Kevin Whittinghill; Heather Harris; Michaela Sangalli-Guilano; Erica Perez; Marty Wunsch; Alex Park

Board Members Absent: Anoush Jackson-Sattler; Zandile Christian; Lindsey Berking; Phyliss Martinez; Chris Palomares

Guests Present: Keira Williams; Aliza Gallo; Nancy Horman

The meeting was convened at 7:01 p.m.

1. Agenda Approval.

ACTION: Motion by JUDY to approve the Meeting Agenda, JAY seconded. The motion to approve the Meeting Agenda was APPROVED unanimously.

2. Minutes Approval.

ACTION: Motion by CHRIS to approve the September meeting minutes. CHARLIE seconded. The motion to approve the September meeting minutes was APPROVED unanimously.

3. Chair's Report.

A Special Board Meeting is called for 10/24 - roughly 6:00 - 7:30 pm, location TDB. The meeting will specifically focus on the Business Improvement District ("BID") formation with the new consultant, Nancy Horman.

Because the Board has grown larger, and because so much work is done in committee, RYAN proposes bringing the committee chairs as a group on the evening of the 23rd. RYAN will reach out to committee chairs for details.

Regarding Oaktobrfest, KEVIN proposes we form a small oversight committee in order to take a more active role in making sure that the Oaktobrfest contract is followed

through with. The committee would check in with Daniel Swafford and provide feedback to the Board on the progress of event planning and preparation. If folks are interested in serving on the committee, e-mail KEVIN directly. General discussion among the Board about including some representative(s) of the DB&PA on the committee

4. Treasurer's Report:

JULIE presents the budget in the new format. We now have budget-to-actual report organized by committee. The report is current as of yesterday, with Oaktoberfest income and expenses included. Everything is now captured in Quickbooks and all in real time.

Discussion ensues among the members about looking at the Oaktoberfest income / expenses separately, with some suggesting that an accounting on an accrual basis might be helpful so we can get a better picture of the success of the event before the actual money comes in, which may not be for a few more months.

5. For the Good of the Order.

BRET ask for more volunteers to help for the upcoming movie night event, especially for the clean up at the end of the evening.

MICHAELA reports on her experience at Oaktoberfest as generally fun and positive, though exhausting. She also reports that she witnessed some possible irregularities regarding cash handling in the ticket booth. JULIE offered to report this to Daniel Swafford (the Oaktoberfest event planner) immediately. On a related note, CHARLIE reports that the bars in the Two Star Market parking lot seemed to be accepting cash only, not tickets, during the event. General discussion ensued over oversight and accountability, and the consensus was that the Board should raise these issues with Daniel Swafford as soon as possible. RYAN and JULIE both offered to contact him directly.

ALEX announces that there is a scheduled tour set for Thursday October 20th at Fred Finch Youth Center @ 3pm. As of right now, four (4) Board members are attending. Anyone who wants to go should contact ALEX.

DAVID reports on a positive experience at Sequoia Elementary in which the 3rd grade class used the DIA Public Art Walk interactive map during a field trip to the Dimond Library. The third grade teacher, Ms. Lisa Rasler, used the Public Art Walk materials

during class to educate the students about art and history in the Dimond, and she also shared the materials with other teachers at the school.

JUDY reports that the recent League of Women Voters presentation was well done and thanks those who were involved in putting the event together.

6. District 4 Update.

No District 4 update this month.

7. BID Feasibility Study Update

NANCY HORMAN gives a brief presentation on the Business Improvement District Feasibility Study.

The BID Feasibility Study is about getting information from property owners and finding consensus about what their needs are, and if they are willing to pay for them. The most important thing is that we get information to the property owners about what the BID will accomplish, and that we are transparent about how much it will cost.

Moving forward, we will need to reach out to property owners, and the Board members can help by picking five (5) property owners you know and obtain their contact information; pick 1 or 2 business owners in the study area who you know and ask for their help; and assist in encouraging property owners to participate in surveys, focus groups.

The upcoming meeting on the 24th is going to be very interactive, and the consultants will want to know: what is on your mind? what needs improvement? what needs just a little tweaking? what needs to go away?

8. Community Grant Applications

The board is reviewing seven (7) submitted proposals for community grants, and the Community Care Committee is requesting Board approval for the highest-ranked grant awards

The Board reviewed the committee's evaluations of the 7 submitted projects and discussed the grant process generally, including whether the Board should reimburse grant applicants for their projects or pay the grant money up front. The general

consensus was in favor of reimbursement, but questions remain as to how much, if any, money will be paid up front, and others were in favor of requiring a signed grant agreement and a promise by the grantee to pay back the DIA if they don't complete the project.

There was also some discussion as to whether the Fred Finch EV Charging Station project is in the public interest, since its use would be limited to those on campus vs the general public. Also discussion that applicants are allowed only one application yet Friends of Sausal Creek submitted two.

The CCI committee will meet one more time, confirm its recommendations to the full board, and then conduct an online Google Form poll of board members to determine board support.

9. Update Bank Signatures

The bylaws require authorized signatures on DIA bank accounts from: (i) the most recent past chair, (ii) the current chair, (iii) the most recent past treasurer, and (iv) the current treasurer. The problem is that we don't have a past treasurer who is a Board Member.

ACTION: Motion by MARTY to add KEVIN WHITTINGHILL as a signatory as Co-Chair on the two DIA bank accounts. Seconded by JUDY. MOTION was APPROVED unanimously.

10. M&O Strategy Update

TABLED.

Adjournment at 8:57 pm.

Minutes prepared by David Gross

Approved 11/10/22