

# Sky Creek Dharma Center



Three Oaks Court ♦ Chico CA 95973 ♦

## **Final Minutes of the Annual Meeting of the Board of Directors Sky Creek Dharma Center**

November 28, 2007

5:30 – 7:00 PM at Sky Creek Dharma Center

### ***Board Members Present:***

Jasper Lerch, President

Kirsten Boyd, Secretary

Jessica MacKenzie, Treasurer

Joann Hamilton

Bob Egert

### ***Others Present:***

Amos Clifford, Executive Director

Scott Wolfe, Realtor

Martha (Serene Reflection Meditation Group)

Kate Transchel (Serene Reflection Meditation Group)

### **Proceedings:**

*Meeting called to order at 5:47 p.m. by Jasper Lerch*

### **Information Items:**

Kate Transchel from the Serene Reflection Meditation Group visited briefly and introduced herself. She stated she is willing to serve on the board as vice-chair.

### **Agenda:**

At Jasper's request, Scott Wolfe presented a list of alternative locations in Chico for the Dharma Center other than 3 Oaks Ct. He procured a map of the lot the center is currently renting, as well as an updated status of the other properties of the Sky Creek lots. As of today, one lot has sold and two lots are active, but with no market success. These papers have been added to the minutes and are available to view by anyone upon request.

### **Scott's alternative options:**

#### **1. Buying a place of worship-**

For the benefits of parking, and the existing set-up for worship. Be it noted that it is rare that a place like this goes on the market.

#### **2. Buying/renting an existing building-**

It costs \$2,500 for an application to allow the Board to use a building as a place of worship. A public hearing is held whereby neighbors are notified and encouraged to attend. There is a chance that the application for the permit could be denied. Completing an application can take over a year, but it was said that it usually takes no more than two months for review after submitting a complete application.

Scott listed two lots up for sale now:

- i. a lot in Philadelphia Square on Cohasset Rd is currently on the market.
- ii. an empty lot by the animal shelter near Park Ave. and 20<sup>th</sup> St. assessed at \$560,000 in a commercial zone next to a lot owned by LifeTouch Studios. Their photo plant is adjacent to this empty land (which is not for sale) and Comanche Creek runs near it. This property is not listed.

### **3. Building our own center-**

Designing a “green” building can cut operating expenses by up to 97%. Over time, this method may save the Dharma Center more money.

Scott Wolfe and Jessica MacKenzie speculated that the board is currently renting this 3,000 sq. ft. house for about 50 cents a foot. Renting a commercial building this size is usually above \$1.00 per sq. ft.

Scott Wolfe recommended that we consider PITIE: Principal, Interest, Taxes, Insurance, and Energy costs when looking for a new location for the Dharma Center.

Scott Wolfe encouraged that the Dharma Center use private loans (5-6% interest) for purchasing instead of commercial loans (8-9% interest). He encouraged that the board search for national private Buddhist lenders.

*At this point, minutes from the previous board meeting (November 7<sup>th</sup>) were approved with no discussion. Motion to approve by Bob; Seconded by Jessica. Aye: all; Nay:0; Abstain: 0.*

### **Board Resolutions:**

**Board Resolution 2007-2:** To allow the transfer of utilities from Amos Clifford to Sky Creek Dharma Center, with Executive Committee as signatories. Motion by Joann; Seconded by Bob; Aye: all; Nay: 0; Abstain: 0.

### **Status of Providing Housing for Individuals in February:**

Amos Clifford opened the point by stating that providing housing for a month long retreat would bring good energy and good profit to the Center. He recommended that the board seriously consider this option.

Joann Hamilton suggested that the board contact Linda Byrd to get a count of how many people are interested in the temporary housing this Center might provide.

Jessica MacKenzie speculated that the revenue from February’s event could possibly cover all bills from the current time-March. She suggested that this event would bring more profit than renting rooms individually month to month.

### **Other Topic:**

Amos Clifford brought to the board's attention that the Dharma Center needs to get its own corporate insurance. The Dharma Center is currently insured under Amos' company, Griot Evaluation Systems.

**Next meeting scheduled for Friday, November 30, 2007 from 5:30-7:00pm at Sky Creek Dharma Center.**

*Meeting adjourned by Jasper Lerch at 6:55 pm.*

Minutes respectfully submitted by-

Kirsten Boyd  
Co-Secretary to the Board

with assistance from  
Amos Clifford  
Executive Director