

Friends of the Joaquin Moraga Adobe
Monday, January 26, 2015

I. Meeting called to order at 7:40 PM

II. Members in attendance:

| | | |
|----------------|---------------|---------------------|
| Teresa Long | Peggy Fuerst | Kent Long |
| Bobbie Landers | Tania DeGroot | Amigo Bob Cantisano |
| Lance Beeson | Jeff Boero | Jennifer Bliss |

III. Adopted Minutes from Monday, November 17, 2014 meeting

IV. Treasurers report

- a. Treasurer Denise Tuemmler was not in attendance. Teresa Long reported on Denise's behalf. In round numbers, FJMA has approximately \$50,000 in the designated fund and approximately \$30,000 in the Operating Fund.
- b. Denise is preparing FJMA's financial statements for independent audit and in preparation for 2014 tax-year filing. FJMA is in search of a pro bono CPA.

V. Fundraising

- a. Cooking Class – Confirmed for March 22 at Charlie Vollmer's residence. Price is \$95 per person. Signups are available through the FJMA web site.
- b. 2015 Fandango – Need to find a proper venue. Proposals for using either the Long estate or the de Laveaga home were unsuccessful. Tentatively scheduled for the last Saturday before Labor Day weekend 2015 or weekend right after.
- c. At the end of last year FJMA was the recipient of a \$2500 grant from the Orinda Foundation. Formal presentation of the check and 'photo op' will be held Thursday, February 26 at 4:00 at the Orinda Library.
- d. FJMA has been contacted by Orinda Parks and Recreation Foundation suggesting that FJMA submit a grant request. Kent Long will follow up.

VI. Developer Activities

- a. The Orinda Landmark Committee received EIR staff report for review and comment. The timing of this submittal suggests that the Orinda Planning Commission will be presented with and reviewing the EIR in the May time frame.
- b. Kent Long will check with Sam Sperry and Dave Trotter on beginning the review and creation of a property purchase agreement, to replace the existing 'Memorandum of Understanding with J&J Ranch'.

VII. New Business

- a. Donation request mailers were bundled and prepared for mailing at the meeting. Also discussed value of applying for a USPS bulk mailing permit. Rates are reportedly \$220 per year plus a one-time \$200 indicia imprint permit fee. This program requires a minimum of 200 mailers at a reduced rate that is to be determined.
- b. Discussed creating a fundraising solicitation letter for distribution among local businesses.

VIII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:00. The next meeting will be held at 7:30 PM on Monday, February 23, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda. This meeting is being moved to the fourth Monday of the month to avoid the Presidents' Day Holiday on February 16.

Friends of the Joaquin Moraga Adobe
Monday, February 23, 2015

I. Meeting called to order at 7:40 PM

II. Members in attendance:

| | | |
|----------------|---------------|-------------------|
| Teresa Long | Tania DeGroot | Marilyn Terstegge |
| Bobbie Landers | Jeff Boero | Ron Louis |
| Peggy Fuerst | Kent Long | Denise Tuemmler |

III. Adopted Minutes from Monday, January 26, 2015 meeting

IV. Treasurers report

- a. Treasurer Denise Tuemmler reported on FJMA's account balances with \$50,698.49 in the Designated or 'restricted' fund and \$30,804.01 in the Operating or 'unrestricted' fund.
- b. FJMA's 2014 taxes are being prepared with the assistance of a pro-bona tax accountant.

V. Fundraising

- a. Cooking Class – Confirmed for March 22 at 2:00 at Charlie Vollmer's residence. Price is \$95 per person. Signups are available through the FJMA web site. There are a total of 12 spots available.
- b. 2015 Fandango – Bobbie Landers made contact with the Hacienda De Las Flores in Moraga as a possible site for the 2015 Fandango. Hacienda fee is \$3000 with 50% non-refundable down payment due upon reservation. FJMA's preferred dates are not available, but September 19 is available. Bobbie will wait a couple of days to see if other sites become available and, if not, will secure the Hacienda site.
- c. Confirmed that on Thursday, February 26 at 4:00 at the Orinda Library there will be a formal presentation of a \$2500 grant from the Orinda Foundation to FJMA.
- d. On behalf of FJMA Kent Long has submitted a \$5000 grant request to Orinda Parks and Recreation Foundation on its website.

VI. Developer Activities

- a. J&J Ranch developers have submitted the Environmental Impact Report (EIR). It is available on the City of Orinda's website and open for public comment until March 20. The Orinda Historic Landmark Committee will take the EIR up for review at its March meeting. It is anticipated that the Orinda Planning Commission will include the EIR on its May agenda.

VII. New Business

- a. Public event: FJMA has been requested to have an information table at the Wagner Ranch Nature Area event on April 19. Requesting volunteers to staff the information table on rotating shifts.
- b. Orinda July 4 parade – Jeff Boero to solicit sponsorship from Steve Westfall and participation from Mel Silva with his horse-drawn wagon.

VIII. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:40. The next meeting will be held at 7:30 PM on Monday, March 16, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, May 18, 2015

I. Meeting called to order at 7:45 PM

II. Members in attendance:

| | |
|---------------|--------------|
| Teresa Long | Peggy Fuerst |
| Tania DeGroot | Ron Louis |
| Jeff Boero | Kent Long |
| Lance Beeson | |

III. Adopted Minutes from Monday, April 20, 2015 meeting with corrections noted below.

IV. Announcements

- a. Correction to April 20 Minutes: Teresa Long staffed the FJMA booth at the Wagner Ranch Wildlife Festival on Sunday April 19th. The day before Tania DeGroot partnered with the Orinda Historical Society for Orinda Action Day, an Orinda Volunteer Fair at which flyers and information on the Moraga Adobe were distributed
- b. FJMA again had an informational table at Moraga's Cinco de Mayo event on Sunday, May 3. Much interest in Lance Beeson's display and the Adobe in general.

V. Treasurers report

- a. No report this month as Treasurer Denise Tuemmler was not in attendance.

VI. Fundraising

- a. 2015 Fandango – Scheduled for Saturday, August 29 at the Quarry House inn the Wilder development. Ticket prices being determined, but expected to be at the \$75 range. Food, drink, silent auction and other fundraising activities are planned.

VII. Board Elections

- a. By unanimous consent, and with a quorum of voting members present, the following slate of board members were elected for the 2015 / 2016 period:
 - i. President and Chair – Kent Long
 - ii. Vice President – SB master
 - iii. Secretary – Jeff Boero
 - iv. Treasurer – Denise Tuemmler
 - v. Members at Large: Lance Beeson, Tania DeGroot, Ron Louis

VIII. Developer Activities

- b. No updates. Bobbie Landers has sent emails to Orinda Planning Commission and developers regarding continuing concerns regarding the Adobe being exposed to the elements of the weather and access by intruders.

IX. Orinda 4th of July Parade

- a. Jeff Boero reported that FJMA's applications for the parade entry and the booth have been submitted. A message was left with Mel Silva's wife to reserve the wagon and horses for July 4th. Jeff will follow up with Mel.

X. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:10. The next meeting will be held at 7:30 PM on Monday, June 15, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, June 15, 2015

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Teresa Long

Tania DeGroot

Jeff Boero

Bobbie Landers

Peggy Fuerst

Kent Long

III. Adopted Minutes from Monday, May 18, 2015 meeting with corrections noted below.

IV. Treasurers report

- a. No report this month as Treasurer Denise Tuemmler was not in attendance.

V. Fundraising

- a. 2015 Fandango – Scheduled for Saturday, August 29 at the Quarry House inn the Wilder development. Discussion on planned activities at the fundraiser, including silent auction, prize tags in balloons to be sold at the event, music, dancing, salsa lessons and food demonstrations.

VI. Developer Activities

- a. No updates.

VII. Orinda 4th of July Parade

- a. Details for parade entry and booth have been confirmed. We have new signage for the wagon, including advertising for upcoming Fandango. Need booth staffing volunteers.

VIII. Old Business

- a. Need to confirm use of Gallery Room for coming 1-year period.

IX. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:25. The next meeting will be held at 7:30 PM on Monday, July 20, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, April 20, 2015

I. Meeting called to order at 7:35 PM

II. Members in attendance:

| | |
|----------------|-----------------|
| Teresa Long | Lance Beeson |
| Bobbie Landers | Ron Louis |
| Tania DeGroot | Denise Tuemmler |
| Jeff Boero | SB Master |

III. Adopted Minutes from Monday, February 23, 2015 meeting

IV. Announcements

- a. Teresa Long attended the Wagner ranch Nature Festival and partnered with the Orinda Historical Society in distributing FJMA flyers and providing other information specific to the Adobe. Teresa spoke with Bill Wadsworth of the Orinda Park Foundation (OPF). Mr. Wadsworth indicated that there were no grant funds available now through OPF and did raise concerns about the disposition of collected 'Designated Funds' if the Adobe purchase fails to go through. OPF meets Wednesdays at 8:30. It would be good to have FJMA representation at those meetings.
- b. The Town of Moraga is holding its annual Cinco de Mayo event at the Moraga Hacienda on Sunday, May 3 from Noon to 6:00 PM and has extended an invitation to FJMA to participate.
- c. Orinda 4th of July Parade – Steve Westfall has agreed to fund the horse and wagon entry again this year. Jeff Boero will confirm Mel Silva's fee and convey that to Steve Westfall. FJMA shall pay the booth fees to The Orinda Association.

V. Treasurers report

- a. Treasurer Denise Tuemmler reported on FJMA's account balances with \$50,698.49 in the Designated or 'restricted' fund and \$41,238 in the Operating or 'unrestricted' fund.
- b. 2014 tax returns have been filed.
- c. Denise Tuemmler will renew FJMA's insurance policy

VI. Fundraising

- a. 2015 Fandango – Scheduled for Saturday, August 29 at the Quarry House inn the Wilder development. The space is being donated. Fandango fundraising committee will meet Monday, April 27.

VII. Developer Activities

- a. No updates. Bobbie Landers has a call into Emmanuel Ursu for any status updates.

VIII. New Business

- a. Bobbie Landers will be traveling to Orinda's sister city, Tabor in the Czech Republic. Discussion on having jewelry such as pendants or earrings made with the Adobe cattle brand for distribution there and for sale locally.
- b. Teresa Long advised that the Board must conduct Board elections by June. Tania DeGroot will develop a slate of candidates.
- c. SB Master suggested working with local trust advisors on promoting charitable gift trusts and annuities for FJMA. Consensus was to hold off until Adobe agreement had been completed.

IX. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:40. The next meeting will be held at 7:30 PM on Monday, May 18, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, July 20, 2015

I. Meeting called to order at 7:40 PM

II. Members in attendance:

| | |
|----------------|-----------------|
| Teresa Long | Peggy Fuerst |
| Tania DeGroot | Kent Long |
| Jeff Boero | Denise Tuemmler |
| Bobbie Landers | SB Master |

III. Adopted Minutes from Monday, June 15, 2015 meeting.

IV. Treasurers report

- a. In approximate numbers, FJMA has \$52,000 in the 'Restricted' account and \$40,000 in the 'Unrestricted' account
- b. Renewal of Insurance policy has been received
- c. By unanimous consent a motion was carried to allow FJMA President's approval, by email correspondence, of checks issued with a value of over \$500 solely for payments pertaining to the upcoming Fandango event.

V. Fundraising – 2015 Fandango

- a. Scheduled for Saturday, August 29 at the Quarry House in the Wilder development. Discussion regarding ticket sales status as well as existing and potentially expanded source of ticket sales, including Moraga Historical Society and Orinda Chamber of Commerce offices or PO Box.
- b. Peggy Fuerst has sold desired number of tickets and is pursuing business / corporate sponsorships.
- c. Tania DeGroot has left sponsorship flyers with several businesses in the Lafayette business district.

VI. Developer Activities

- a. On Tuesday, July 14 the City of Orinda Planning Commission certified the development EIR, approved the tree removal permit and approved a Vesting Tentative Map for the J&J Ranch development
- b. This approval prompted the following discussions:
 - i. Unless appealed to the City Council, the Planning Commission approval may start the clock on the next installment payment, presumed to be \$50,000 due in 90 days. Kent Long will confirm. We need to assure that these funds are placed in a proper escrow account.
 - ii. Our initial Memorandum of Understanding should now be replaced by a formal purchase agreement. Bobbie Landers will pursue pro bono legal assistance.
 - iii. Reconfirm FJMA's fiduciary responsibility with 'Restricted' funds collected to date and in the future

VII. Old Business

- a. Need to confirm use of Gallery Room for coming 1-year period. Bobbie Landers will check files for copy of signed request.

VIII. New Business

- a. Fourth of July Parade – Jeff Boero to send note of appreciation to Steve Westfall and Mel Silva for their support of the FJMA Parade entry. Teresa Long to forward last year's letters as a template.

IX. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:00. The next meeting will be held at 7:30 PM on Monday, August 17, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Meeting Minutes
Monday, August 17, 2015

- I. Meeting called to order at 7:40 p.m.

- II. Members in Attendance

| | |
|----------------------|----------------|
| Tania DeGroot | Brad Barber |
| Ron Louis | Kent Long |
| Donna Linfoot | SB Master |
| Nancy Linfoot-Hubert | Bobbie Landers |
| Peggy Fuerst | Jeff Boero |

- III. Adopted Minutes from Monday, July 20, 2015 meeting

- IV. Announcements
 - A. No new Announcements

- V. Treasurer Report
 - A. No update; Treasurer Denise Tuemmler was not in attendance

- VI. J&J Ranch Project Progress
 - A. An appeal to the City of Orinda Planning Commission's July 14 certification of the development EIR, along with approval of the tree removal permit and approval of a Vesting Tentative Map for the J&J Ranch development has been filed with the Orinda City Council. The appeal will be heard by the Council on October 6, 2015.

- VII. Fundraising
 - A. The Fandango is scheduled for August 29. John Hamilton from KGO Radio will serve as MC. Entertainment includes music, dancing and other musical performers. The Fandango food and drink includes wine and beer as well as Mexican tapas dishes. Tickets are \$75 per person and available online at: moragaadobe.nationbuilder.com/fandango_2015.
 - B. Brad Barber suggested engagement with gift-giving foundations such as Thomas J. Long Foundation, Wayne Valley Foundation and others.

- C. Tania DeGroot reported a recent email exchange with member Cori Jimenez in which Cori offered to submit an article on FJMA to an upcoming Los Californianos periodical. Tania will follow-up.

VIII. Old Business

- A. No items

IX. New Business

- A. No items

X. Adjournment / Next Meeting

- A. The meeting was adjourned at 8:40.
- B. The next meeting will be held at 7:30 PM on Monday, September 21, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.
- C. President Kent Long will not be in attendance. The meeting will be chaired by SB Master

Friends of the Joaquin Moraga Adobe
Meeting Minutes
Monday, October 19, 2015

- I. Meeting called to order at 7:35 p.m.

- II. Members in Attendance

| | |
|----------------|--------------|
| Tania DeGroot | Jeff Boero |
| Kent Long | Teresa Long |
| Bobbie Landers | Lance Beeson |

- III. Adopted Minutes from Monday, August 17, 2015 meeting (an informal meeting was held on September 21, 2015, however there was no quorum nor were minutes recorded).

- IV. Announcements
 - A. No new Announcements

- V. Treasurer Report
 - A. No update; Treasurer Denise Tuemmler was not in attendance

- VI. J&J Ranch Project Progress
 - A. An appeal to the City of Orinda Planning Commission's July 14 certification of the development EIR, along with approval of the tree removal permit and approval of a Vesting Tentative Map for the J&J Ranch development has been filed with the Orinda City Council and will be addressed by the Council on October 20, 2015.
 - B. Jeff Boero to contact Victor Carniglia, City of Orinda Interim Planning Director, regarding protection of the Adobe from inclement weather.

VII. Fundraising

- A. The Fandango held on August 29 was very successful, continuing to bring community awareness to the Adobe and FJMA's cause, while raising \$2,363
- B. Jeff Boero and Connie Boero to pursue proper recognition for Del Rey Elementary School student that attended the Fandango and contributed her own proceeds earned through baby sitting and other activities.
- C. The 2016 Fandango is scheduled for August 27 at a prominent Orinda residence. Details to follow in coming months.

VIII. Old Business

- A. No items

IX. New Business

- A. No items

X. Adjournment / Next Meeting

- A. The meeting was adjourned at 8:40.
- B. The next meeting will be held at 7:30 PM on Monday, November 16, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Meeting Minutes
Monday, November 16, 2015

- I. Meeting called to order at 7:35 p.m.

- II. Members in Attendance

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| Tania DeGroot Peggy Fuerst Bobbie Landers SB Master | Jeff Boero Teresa Long Ron Louis |
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- III. Adopted Minutes from Monday, October 19, 2015 meeting

- IV. Announcements
 - A. No new Announcements

- V. Treasurer Report
 - A. Account balances: Restricted Account: \$50,699; Unrestricted Account: \$48,475
 - B. Teresa Long has been in conversation with candidates to replace Denise Tuemmler as FJMA Treasure

- VI. Fundraising
 - A. 'Fandango 2016' is in planning mode and progressing well
 - B. A grant request from the Orinda Community Foundation has been submitted

- VII. J&J Ranch Project Progress
 - A. Bobbie Landers made contact with Victor Carniglia, Orinda Planning Department, regarding our concern with the Adobe being exposed to inclement weather. Mr. Carniglia will speak with the developers.
 - B. Ron Louis will pursue references for legal assistance with FJMA's confirming agreement with J&J Ranch for the purchase and restoration of the Adobe.

VIII. Old Business

- A. Jeff Boero confirmed that letters of appreciation were sent in August to Steve Westfall and Mel Silva for their support of FJMA's 4th of July Parade entry

IX. New Business

- A. No items

X. Adjournment / Next Meeting

- A. The meeting was adjourned at 8:30.
- B. The next meeting will be held at 7:30 PM on Monday, December 14, 2015 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.

Friends of the Joaquin Moraga Adobe
Meeting Minutes
Monday, December 14, 2015

- I. Meeting called to order at 7:38 p.m.

- II. Members in Attendance

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|--|---|
| Tania DeGroot Peggy Fuerst Bobbie Landers Kent Long | Jeff Boero Teresa Long Dave Trotter Bob Thompson |
|--|---|

- III. Introductions / New Attendees
 - A. Introduced Mr. Bob Thompson, candidate for Treasure of FJMA. By unanimous vote of the Board, Mr. Thompson was elected Treasurer.

- IV. Adopted Minutes from Monday, November 16, 2015 meeting

- V. Announcements
 - A. No new Announcements

- VI. Fundraising
 - A. A site for 'Fandango 2016' has been selected and is scheduled for Saturday, August 27, 2016.
 - B. Discussed proper recognition for Del Rey student that attended the Fandango and presented a donation of over \$300.

- VII. J&J Ranch Project Progress
 - A. Dave Trotter counseled that FJMA should determine the status of state approval of the Notice of Determination and Final Map. This approval will start the clock on FJMA's next payment to the developer, as provided for in the Memorandum of Agreement. Kent Long will make contact with Michael Olson.
 - B. A motion was carried to engage with Mr. Trotter after the first of the year to pursue his services as final Agreement of Sale is created.

VIII. Old Business

- A. Bobbie Landers and Jeff Boero previously spoke with Victor Carniglia regarding our concerns on the exposure of the Adobe to inclement weather. It is not known whether Mr. Carniglia contact J&J Ranch. Kent Long will mention this to Michael Olson in his conversation.

IX. New Business

- A. No items

X. Adjournment / Next Meeting

- A. The meeting was adjourned at 8:35.
- B. The next meeting will be held at 7:30 PM on Monday, January 18, 2016 at the Gallery Room of the Orinda Community Center, 28 Orinda Way, Orinda.