

WESTSIDE COMMUNITY ASSOCIATION
Annual Meeting
January 25, 2015 Bishop's Ranch

MINUTES

The 2015 Annual Meeting of the Westside Community Association was held Sunday, January 25, 2015 at the Bishop's Ranch, 5297 Westside Road, Healdsburg.

Social hour began at 5:00 p.m., convening for dinner at 6:00 p.m. During the dinner hour, 4th District Supervisor James Gore spoke reviewing some of the key concerns of the Westside neighborhood and Sonoma County issues in general. Specific to Westside Road is the over-concentration of wineries and the process to establish county-wide guidelines for the development of new wineries. The Board of Supervisors, at their Strategic Planning session, will discuss, in addition to this issue, land use, housing, the Russian River, Federal funding and reviewing the findings of the marijuana task force. Supervisor Gore answered questions from the audience at the end of his presentation.

At the conclusion of dinner, President Nancy Citro called the meeting to order at 6:59 p.m. and invited 5th District Supervisor Efren Carrillo to speak. Supervisor Carrillo spoke to the economic recovery of the County. After budget cuts and personnel reductions during the recession, the County is now able to hire new employees and has created a \$1.5 billion dollar budget. As funding becomes available, infrastructure improvements are happening with the emphasis on tourist/agriculture related roads. The County is considering a ¼ cent tax proposal on the June ballot for roads and infrastructure.

The County is working to improve the County employee pension shortfall and to reduce the percentage of the County budget that goes to the pension fund.

The County has established the Portrait of Sonoma County to identify the inequities in the County population. From this determination, the County can focus resources to improve the quality of life within that population. Two programs that work toward this goal are Health Action and Upstream Investments. The County is investing in education, providing opportunities for every child to live up to their full potential.

Supervisor Carrillo answered questions from the audience at the end of his presentation.

At this time, Nancy thanked Sean Swift and his staff at Bishop's Ranch for providing a delicious dinner and beautiful setting for the meeting. She also thanked James Gore and Efren Carrillo for attending the meeting and the Sonoma Resource Conservation Project for providing information about the organization during the social hour.

The minutes from the Annual Meeting, January 26, 2014 were approved as written.

Treasure's Report:

The checking account has a balance of \$2,245.00.

The CD savings account has a balance of \$7,857.00.

A thank you was extended to the Farnsworths and Arrigonis for making a donation to the Westside Community Association. The funds will be used for insurance.

OLD BUSINESS

WESTSIDE COMMUNITY ASSOCIATION ADVISORY COMMITTEE REPORT

Tom Meldau reported the Advisory Committee was formed in the summer of 2013 to advocate for our neighborhood and become more active in land use issues, particularly new winery projects.

Committee members are: Jerry Arrigoni, Marc Bomersbach, Nancy Citro, Jim Dreisback, Tom Meldau, Judith Olney and Sean Swift.

The committee has met many times, including meetings with the Sonoma County Farm Bureau, Supervisors Carrillo, McGuire, Gore and Gorin, Planning Commissioners and PMDR Planning Director Tennis Wick.

The Westside Road Area InfoZone website has been created:
WASA.NationBuilder.com

As a result of the Westside Community Association's Advisory Committee's efforts, on October 28, 2014 the Board of Supervisors added the development of protective guidelines for areas of over concentration – defined as Westside/West Dry Creek and areas in Sonoma Valley – to the 2015 Planning Department Work Plan.

NEW BUSINESS

COMMUNITY MEETING: On March 5, 2015, 6:00 p.m. at Felta School there will be a community meeting to discuss the Hop Kiln Winery proposed expansion project. On March 19th the project will be on the agenda at the Sonoma County Planning Commission. Nancy asked Westside residents planning to attend the meeting to please sign up.

WESTSIDE SCHOOL REUNION: On June 28, 2015 Westside School is holding a school reunion and all former students, teachers, and staff are invited to attend. Because all the school's history was lost in the fire, Chris Love is asking anyone with any photos or school memorabilia to please share with her for the June 28th event.

WCA ELECTION RESULTS: Jerry Arrigoni and Steve Wilson were re-elected to serve on the Westside Community Association board.

SUMMER PICNIC: Jerry and Pat Arrigoni have offered to organize the picnic and Judith Olney and Marc Bomersbach will host the picnic in their garden. Steve Wilson will arrange for the porta-potty!

ROAD CLEANUP: Dane Pitcher will again chair the Spring road cleanup scheduled for April 11. Dane thanked all who participated in the Fall, making this a project that shows pride in where we live and a community that works together. Some facts from the last cleanup: 10 miles were covered on Westside Road, 5 miles on Mill Creek; 1200 pounds of trash was picked up. In preparation for the April 11 cleanup, Efren said the County would partner with us and provide a large debris box for the bags of garbage and items collected. Rita and Dane will host a potluck lunch at the Rafor Inn after the cleanup.

There being no further business the meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Meredith Dreisback

**WESTSIDE COMMUNITY ASSOCIATION
ANNUAL MEETING
HELD AT MCMURRY RANCH
JANUARY 26, 2014
MINUTES**

Nancy Citro, President opened the meeting at 7:15 p.m.

The minutes from the Annual Meeting of January 12, 2013 were approved as written.

Reports of Officers and Standing Committees followed:

President's Report

A time of silence in remembrance of Walt and Charles. Some members spoke of their memories of the two men.

Thanks to Roger Ricardo and MR team, G Liz and Peter

Mike McGuire, Supervisor 4th. District

Evening Volunteers: Jo Ballard, Sarah Bradbury and Gloria Egger

Reservations: Martha Kemp

Floral Designs: Meredith Dreisback

The Board of Directors: Steve Wilson, Jerry Arrigoni, Martha Kemp and

Gloria Egger

Clean up: Mark Salsbury, Jim Dreisback

Picnic: Sean Swift and Bishops Ranch Board

Report from the WCA Advisory Group: Tom Meldau, Sean Swift, Marc Bommersbach, Jim Dreisback, Jerry Arrigoni, Judith Olney and Nancy Citro.

Need to develop guidelines for the wineries and for the county , the number of events, agri. The advisory group has attended 36 meetings, hearings, workshops and events during 2013. Most recently, it was asked to meet with the wine industry to discuss guidelines for special events.

Hop Kiln is coming back to county with a second plan. Previous Violations have not been cleared.

Introduction of Deb Fudge nominee for Supervisor 4th. District.

Treasurer's Report: Martha Kemp reported:

Checking account balance \$1,066.66

CD account balance \$7,837.50

WCA Annual Meeting

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Sign Committee: Jim reported the Sign Committee needs to develop guidelines for the County so everyone is on the same page.

Petition: Marc Bommerbach passed out a petition for the members to sign in regard to over development along Westside Road. The petition requested the County defines a focused set of guidelines for approvals of new wineries and event permits that addresses cumulative effects and that protect our rural character and general well being of our community along Westside Road.

New Business:

Need a venue for picnic in July 2014

Jerry and Pat have volunteered to take care of the chicken for the picnic

2014

Changes to the spring and fall clean up

John Farnsworth is team captain for Mill Creek

Need a venue and caterer for Annual Dinner in Jan. 2015

Guest Speaker: Mike McGuire

Mike made a report on the status of Sonoma County...first time in years Sonoma County has a surplus of money. Paving of areas of Westside have been done and a culvert replaced/repared on Mill Creek was completed. Wine industry is causing hotel rates to increase. Airport road still moving ahead. Ditches were repaired and more will be repaired in 2014. Water issues will be 2014 issues of importance and water rationing is a given.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted by Secretary, Gloria Egger

Westside Community Association Annual Membership Meeting
Sunday, January 13 2013, 5PM
The Bishop's Ranch, Healdsburg, CA

AGENDA

Call to order

Welcome comments, introduction of new members and thank yous

Reading and approval of minutes of annual meeting 1/15/12

Treasurer Report

Reports of special committees

Sign Committee - Jim Van Noy

Hop Kiln Committee - Jerry Arrigoni

Old Business

Advocacy group - 2013 and beyond

Road clean ups - signs purchased

New Business

Resignation of board member - Bob Mattei

Appointment of board member - Jerry Arrigoni

Voting results: by - law changes

Board of Directors election

2013 July picnic scheduled for Sunday 7/23/13 4-7pm at The Bishops Ranch

Insurance - current review of coverage

Open forum: open to any member for comments, suggestions or opinions

Guest speakers introduced

4th District Supervisor Mike McGuire

5th District Supervisor Efren Carrillo

Adjournment

**WESTSIDE COMMUNITY ASSOCIATION
ANNUAL MEMBERSHIP MEETING
SUNDAY, JANUARY 13, 2013 5:00 P.M.
HELD AT THE BISHOP'S RANCH – HEALDSBURG, CA. 95448**

MINUTES

Meeting was called to order at 7:02 p.m., after dinner, by President, Nancy Citro.

Nancy welcomed everyone and thanked Sean and Carolyn Swift and their staff for the nice dinner and use of the facilities. Sean reported that the Americor group helped out with the dinner and have been working on conservation in the Bishop Ranch woods and have been helping out around the ranch for several weeks. Americor are like the Peace Corps and each volunteer serves for 10 months as they travel around the United States doing projects for non-profit groups. Last year this group sanded and painted the WCA picnic tables and chairs.

Nancy thanked the Board of Directors for their past service and continued service.

The Minutes from the January 15, 2012 Annual Meeting were presented and approved as written by the membership.

Treasurers Report: This report was not given, as Martha Kemp, the Treasurer was not in attendance.

Reports from special committees were presented and discussion followed:

1. Sign Committee – Jim Van Noy

Jim reported there are current County regulations on the books, but the County does not have the manpower to enforce those regulations and therefore, there is a lack of the wineries/businesses following those regulations. It was understood that many of those wineries/businesses do not know there are regulations or what those regulations are. Members can obtain those regulations from the County Web Site. In order to keep the valley an agricultural scenic corridor for the tourist trade and to support wineries ability to operate WCA needs to work with the wineries/businesses to understand the Sign Policy of Sonoma County. Some of the existing signs are legal and some are not. Some wineries have too many signs, too many sandwich boards and too many balloons, etc. It was suggested we form a committee the committee was formed at the picnic in 2011. Nancy, Jim and Alson. to prepare a list of those regulations and to inform those wineries/businesses who are not in compliance how to become in compliance through a series of "soft" letters. It was also suggested we try to encourage some wineries to serve on this committee. Jim Van Noy volunteered to work on the exhibit of regulations/requirements along with several others, Mark Bommerbach, Nancy Citro, Alson Kemp, and Jerry Arrigoni. Don't remember anyone volunteering to work on the exhibit. only Jim...Alson wasn't there. Robert Urmini agreed to join the group. The membership agreed that WCA needed to do something about the sign issues.

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ANNUAL MEETING 1-13-2013

2. Hop Kiln - Nancy Citro and Jerry Arrigoni

Jerry Arrigoni reported that after the last Annual Meeting a committee of 19 members met and learned about the proposed changes the Hop Kiln Winery wished to make to their business/property. The WCA Committee met and prepared a list of issues of concern about the potential proposal from the Hop Kiln Winery to build a large Event Center, over-night accommodations, an under-ground winery and other various changes that would come on Westside Road from those changes. The committee then met with Hop Kiln at their facilities and listened to a presentation from their group and asked questions. Then a Planning Commission held a open meeting in late July where WCA had over 23 members in attendance in a full meeting room.

The Hop Kiln group made a presentation and answered several questions concerning their desired changes. Many of our members spoke to the issue of a large Event Center, the overnight lodging and the two story under-ground winery, additional traffic, changing the agricultural basis on Westside Road and other issues.

Planning Department Planner, Jason Liles explained that Hop Kiln was not in compliance on several past issues and some of the past improvements done without permission or permits. Mr. Liles gave Hop Kiln 180 days to correct those violations before they were allowed to move forward. Therefore, the desired plans of the Hop Kiln Winery were temporarily stopped. The time has past (December 2012) and none of the previous violations have been corrected or started to be corrected.

Now we find that Hop Kiln group is trying to do a parcel adjustment for 10 acres to be formed from their three parcels (1 - 77 acres, 1 - 50 acres and 1 - 2.5 acres). And they are currently working on a 7 bedroom perk septic system.

Several members volunteered to work on this committee: Mark Bommersbach, Ziggy Eschliman, Al McWilliams from Arista Winery and Jack Salzgeber. and Sean Swift,

Old Business:

Road clean up has been a success and Nancy purchased some "Roadside Work Ahead" Signs to be used on our workdays. Thank you to Mark Salzburg who not only hauled "stuff" to the dumps but cooked the Hamburgers/Hot Dogs, for lunch after we all worked. Way to go Mark! Thank you!

WCA MINUTES

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ANNUAL MEETING 1-13-2013

New Business:

1. Resignation of previous Board member - Bob Mattei Thank you to Bob for his past service on the Board.
2. Board appointed a new Board member - Jerry Arrigoni to serve in his place. We are all looking forward to working with Jerry.
3. Earlier this evening the membership voted on By-Laws Amendments and changed the Terms of the 5 Board of Directors to three Directors serving 4 years to 2017 and two Directors serving 2 years to 2015. Judith Oley Olney, Mark Bommersbach and Lynne Murphy counted the ballots. The By-Laws Amendment changes passed with a 75% quorum majority vote and the Board of Directors passed with 51% quorum majority vote.
4. 2013 July Picnic is scheduled for Sunday, July 21, 2013NO date is July 28th from 4 to 7 pm at the Bishop's Ranch.
5. Liability Insurance - Gloria Egger reported in checking over the current Insurance it was found that we had un-needed coverage for additional insured and were paying \$150 too much per year. We also found we did not have coverage for the Board of Directors. The additional insured coverage was dropped and we are researching D & O coverage for the Directors and obtaining quotes.
6. New WCA Letterhead was created by the Van Noy group and is beautiful. Thank you!

Open Forum: Due to the fact that questions and discussion took place after each agenda item there were no comments during this time.

Guest Speakers:

Efren Carrillo, Supervisor for the 5th. District and Mike McGuire, Supervisor for the 4th. District were introduced and spoke about the state of Sonoma County.

1. Economy is still a challenge.
2. Changes on the Board of Supervisors...all Supervisors are newer that four years.
3. Approval of a \$1.3 million budget...\$385 million in General Fund.
4. Had to cut budget by \$108 million.
5. Department Heads are newer with the oldest serving 7 years.
6. Health issues, poverty and hunger are big for Sonoma County.
7. Sonoma is healthy in job growth...lost 25,000 jobs and we have recovered 17,000 of those lost jobs.
8. Small business is healthy.
9. In 2012...800 more homes were sold than in 2011.

10. Room rates were at a seven (7) year high.

11. Pensions are still an issue.

WCA MINUTES

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ANNUAL MEETING 1-13-2013

12. Roads and bridges are \$1 billion back logged.

13. Begin trail project.

14. Westside Road and W. Dry Creek will be getting road work done. \$1 million has been ear marked for this work.

15. Wohler Ditch was cleaned prior to rains.

16. Madrona Manor had a drainage ditch floor into DaVero twice, county is working on blockage.

17. "Snipe" Signs on Westside are being removed

18. Hop Kiln violations will have an administrative hearing with attornies...lot line issue will not be acted on "piece meal".

19. Fitch Mountain turned into a park.

20. Working to streamline Permit process.

21. Areas like Camp Meeker and Rio Nido need to grow up rather that out. Higher density. Agriculture must survive. There will not be any more Sea Ranch type developments along the coast line.

22. Fastest growing group is anglo 65 year of age and older....and 0-18 Latin next fastest growing group.

Questions/Requests:

1. Need a white line between Sweet Water and Twomey Winery.

2. Public Works gets their funding from some of the Sonoma County Gas Tax.

Director left and County is looking for a new Director. Sonoma County has 1400 miles of roads that need repair. May out source this work to other enities.

3. Many bridges need replacing/re-building – serious issue.

Meeting Adjourned at 8:30 p.m.

Respectfully submitted by: Gloria Egger, WCA Secretary