



Niwot Community Association (NCA) Meeting
Sunday 15 March 2015, Left Hand Grange No.9, 195 2nd Avenue, Niwot, Colorado

Attendees: David Limbach, Kathy Koehler, Cindy Butler, Diane Zimmermann, Julie Breyer, Leonard Sitongia, Pat Murphy, Tom Sesnic, Jenn Porter, David Manting, John Barto.

Call to Order for the special Board Meeting: 1:05 PM by DavidL.

Membership update:

- DavidL shared that currently the membership drive is at 294 members which is much higher than the membership at the same time in 2014.

Verbeck Property Hearing with Boulder County:

- DavidL reported that he and Kathy attended the Land Use hearing before the Boulder County Commissioners regarding the Verbeck property proposed residential construction. The Commissioners heard from Land Use, the Verbecks and their attorney along with public comment. The Commissioners voted against lifting the 1,600 sf limitation on the property. They voted conditionally for approval of a site plan with 1,600 sf limitation above ground and up to 1,700 sf below ground.

Director at Large, NCA LID Representative:

- DavidL reported that Laura Skaggs sent an email to Dick Piland and himself for resignation from the NCA Board.

Overview of NBA Meeting on 10 March:

- DavidL reported on the NBA meeting topic that followed the regular monthly business meeting. The new property owners of the former Elysian Fields Auction facility were at the meeting, Ernie and Callie Craumer, to answer questions and talk about their proposed new business.
- Discussion followed covering many aspects of the marijuana issue and how this relates to the Niwot community
- What plans does the NCA want to take on this issue? DavidL offered the following possible five steps:
 - He has already posted an item on the NCA website indicating that now that the NBA has introduced the Craumers to Niwot in their meeting, the NCA is formulating plans for an online survey and a public forum meeting.
 - DavidL suggests that in this upcoming week he will send an email blast to our 2015 membership and update the NCA website with:
 - Thank you for your 2015 membership
 - The NCA will conduct a survey on the marijuana issue with a possibly timeframe
 - Plans are in the works for a community forum and possibly announce a timeframe in near future
 - Encourage your friends and neighbors to get involved with these NCA and community activities
 - Then in two weeks: Formulate a survey, publish and start gathering results
 - Questions need to address both the logistics of the proposal and the passions for / against
 - Results need to be quantifiable
 - DavidL recommends that the Craumers be asked what information they would find valuable to gather
 - Let the survey run three weeks with email reminders to members for them to participate in the survey
 - One month: At the annual meeting publish the results of our survey and announce forum details/logistics
 - 45-60 days: Hold our public forum in a similar format to our Boulder County Commissioner Candidate Forum

DavidL shared that he talked to Ernie Craumer this morning. Currently Ernie plans to be in Colorado the first full week in April and could be available for a meeting on April 8th. The next trip he has planned to Colorado is not until the last week in May. Discussion followed that April 8th is immediate and just the week prior our Annual Meeting. And, the last week in May is difficult because of so many last week in school activities, graduations and people starting Memorial Day Weekend activities. Someone questioned if Ernie was asked would he be willing to come earlier in May and so there is time for all the logistics and facility



arrangements to be made. DavidL reminded the Board that Ernie has offered to attend an open forum, but has no obligation to meet with the NCA or the community.

- Ernie has said that his team has a conference call tomorrow and might have a better handle on when they might submit their application to Boulder County. He said that he would share the outcome of the Conf call.
- The Board agreed that the NCA should not take a pro or con stand on the proposed marijuana grow and retail business in Niwot. The NCA's role is to facilitate information with the community and communicate with Boulder County departments as appropriate.
- Questions:
 - Do the forum before or after the Annual Meeting
 - Do the survey before or after the Annual Meeting
 - Much discussion and reasons for each process followed.
- One survey might be possible to format that could come out this week to NCA members. If possible it was suggested that there might be an article in the LHVC's publication on Wednesday to let the greater Niwot community know about the survey and request they go to the website and participate. Some possible general questions might be:
 - Are you planning to attend
 - What is a question you would like to ask the Caumers or a member of their team
 - Do you strongly agree with a marijuana grow and retail store at the proposed location in Niwot and then various levels of this question to being strongly disagreeing
 - Would your opinion change if the grow / retail facility was not in the immediate housing area in Niwot
- The idea was brought up to put forth a request to Ernie and Callie (and technical support team) to see if they would be open to writing a letter addressing the following topics of concern: security, odor, crime, education, carbon footprint, water waste, what are your plans to advertise the product and what signage is planned for the facility.

April NCA Board Meeting:

- We agreed to postpone a decision on changing our monthly board meeting date of 01 April to possibly 08 April based on what information we receive from Ernie Craumer, and to also decide the timing of our survey and forum. The 08 April is one week prior the Annual Meeting on 15 April, 7:00 PM MDT at the Left Hand Grange in Niwot.

Adjourned: The meeting was adjourned by DavidL at 2:14 PM.

The next regularly scheduled meeting is: Wednesday 01 April 2015, 7:00 PM, MVFPD Station #4.
Submitted by Kathy Koehler, Secretary