



Niwot Community Association (NCA) Meeting
Wednesday 08 April 2015, Mountain View Fire Protection District Station #4, Niwot
Special Board Meeting Regarding Niwot Marijuana Proposed Business

Attendees: Dick Piland, David Limbach, Kathy Koehler, Diane Zimmermann, Julie Breyer, Leonard Sitongia, Pat Murphy, Tom Sesnic, John Barto, David Manting, three Boulder County Sheriff Department officers rotated into/out of the meeting, NBA President Tony Santelli, Ernie and Charles Craumer (guest speakers)

Call to Order for the Board Meeting: 7:00 PM by Dick.

Craumers - background and information about the proposed marijuana grow and retail business on their property in Niwot:

- Ernie provided a brief personal background and the business experience of himself and his wife Callie who was not available for the meeting.
- He shared how their interest in the marijuana business began a couple years ago when the State of Connecticut started a medical marijuana licensing program. They applied, but only six licenses were awarded in the state and they were not one of the recipients.
- In Colorado you need to establish residency for two years so the Craumer's will lease the property to a tenant for at least the first two years. At this time they do not know if they would then take over this business site themselves or not, but they are interested in continuing in the marijuana business.
- They are working with Boulder County, they have submitted application and their Land Use application has not yet been called. When it is called, if all paperwork is in order, the next step would be a public hearing.
- The lease agreement is created and it is very rigid with possible eviction if there are State or County infractions.
- They will be doing everything and taking every step to keep the odor in check and to mitigate it as much as possible.
- They plan to have the business as a "high end" facility and well run.
- Education is planned to be offered to community residents who are interested. They would not be against meeting with the Niwot High School principal in the future to see if there are educational opportunities in that area.
- They said that their tenant needs to be invested in the community just as much as we want to be as the property owners.
- They would not be against the possibility of a public forum depending on the format and how the meeting would be conducted.
- Regarding a question about the carbon footprint of a marijuana grow facility Ernie said that the plan is to buy into the solar and wind storage energy bank that Boulder County already has established.
- The grow part of the business is not going to be set up like a greenhouse so there would be no night light pollution nor impact on neighboring properties from grow lighting.
- Security force will be run by the tenant and it will be designed in a quality way because they do not want property damages and no one under 21 will be admitted to the facility, even if they have a medical marijuana card.
- Ernie said that they want to be a good neighbor. We want to be good to our neighbors and we realize the close proximity of the condominiums and other residential properties.
- From being in the real estate business in Connecticut, Ernie said he is very sensitive to property ownership and that of rentals.

Wrap up discussion with NCA Board members:

- Dick led the discussion. During the wrap up a motion was made and seconded: Move that the NCA NOT take a public stand FOR or AGAINST the marijuana issue in Niwot. The voting options were 1) Yes, for the NCA to take a public stand, or 2) No, for the NCA not to take a public stand. Secret ballot was taken and Dick asked David and Kathy to also poll the three Board members not present, too. The vote result was for the NCA Board to NOT take a public stand.

Adjourned: The meeting was adjourned by Dick at 9:00 PM.

The upcoming Board scheduled meeting is the Annual Meeting, April 15, 7:00 PM, at Left Hand Grange No. 9, Niwot.
Submitted by Kathy Koehler, Secretary