

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

January 6, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the PMVFD house warmed by delightful fire Saturday morning, January 6, 2007 and was called to order at 8:02 a.m. by Chairman, Tom Burton. Present were Action Committee Board Members: Tom Burton, Bonnie Phelps, Linda Thorne and Doug Lande. Absent was Committee Member, Scott Kardel. Also present were consultants, Earl Walls, Bruce Graves and Captain Cliff Kellogg of the PMVFD.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, negotiation of the agenda and approval of the November 10, 2006 minutes as presented, the following business transpired:

LAND REPORT

A brief review of issues that the Committee has been considering was accomplished.

INTERIM CSC AT PMVFD HOUSE LOGISTICS

Tom reported that the Palomar Mountain Community Safety Center (“PMCSC”) Board had a brainstorming meeting to consider various alternatives for protocols for use of the house as an interim community center. Tom reported, however, that the notes that he had taken at that meeting had apparently gotten attached to something else, so those notes have not been typed up as minutes of a PMCSC meeting. They would be responsive to last week’s joint meeting of PMVFD and PMCSC along with Community about how the house could be used. Hopefully, they’ll be found. Others were suggesting that they had notes and it could be reconstructed at another meeting if required.

Tom also inquired of Captain Kellogg as to whether he had a copy of the Elfin Forest documentation that Chief George has said would be made available to the CSC. Cliff indicated that he did not have that, but would make that inquiry of George via email. It was suggested that, if that is not forthcoming from either George via Cliff or Michelle (who had also volunteered to get the documentation from Elfin Forest), Tom make the contact directly to get their documentation. The thinking here is that there is no point in reinventing the wheel – their lease arrangement and operational protocols may be a very instructive guide for our Palomar situation.

COMMUNITY BLOCK GRANT

The Chairman indicated that the emails passed on this week from Chief George to PMVFD and Action Committee members relating to questions about our application for a \$50,000 community block grant would be the topic of discussion for the balance of the meeting.

Tom suggested that, for ease of discussion, the topic could be broken into three components from simplest to most complex, as follows: helpers (responsive to the block grant people's request); Major Use Permit and site and design issues. The Committee agreed to discuss these in that order.

VOLUNTEER HELP

As a requirement of the block grant, the work would be done by volunteers. The email to Chief George was requesting a listing of volunteers and some degree of their experience. A survey of Mountain resident list was undertaken during the meeting. A list of those who are believed to have general contractor license was developed. Linda Thorne, Bruce Graves and, possibly, others after the meeting were dividing up that list to make direct telephonic contact with those individuals to see if they would be willing to lend their name and contractor license number to our list of potential volunteers for submittal to the community block grant people.

The more general helpers (and their appropriate skill levels) were best thought to be developed via a Palomar Mountain News broadcast request. Tom agreed to author such an email to Bonnie for posting on her website. The timing of all of this was also discussed. As they requested response by the end of the week, Tom suggested he had to have by end of the day Wednesday responses from the contractor contacts and the community news broadcast. He will then take the responses and draft a letter to the County so that they have it by next Friday, the 12th.

Additionally, those present indicated that their names could be used. Earl Walls, Designer; Bruce Graves, Jack of All Trades; Scott Kardel and his wife (via email); Cliff Kellogg, Pool Contractor and various other administrative skills.

It was also pointed out that skill sets that are especially required are those with experience with plumbing and electrical. It was thought that the carpentry would be the easiest set of Mountain volunteers to be acquired.

MAJOR USE PERMIT

Tom summarized that he believes the existing fire station has approved an ancillary community center use via the house and the existing permitting. The suggestion made by

Jerry McLees of doing a Major Use Permit is principally as a segue from existing house use into the long-term full-scale and much-desired facility. Tom suggested that he and Earl Walls will contact Jerry McLees to see how he suggested relaying this information to the community development block grant people. Earl and Tom made arrangements to do that the early part of next week so that this major use permit response will tie in with the overall delivery and responsiveness to the community development block grant people.

SITE USE

Design consultant, Earl Walls, distributed to all a drawing, a copy of which is attached. This drawing was based on the discussions had at the full Fire Board and PMCC joint brainstorming meeting last week. The thrust of it is how to utilize the existing Community Center house and site on an interim basis (before our long-term goal of the new building is developed). The further goal is to minimize the loss associated with the ultimate need to tear down the existing house to develop the long-term solution building. The further planning attribute is to allow for the dormitory (or “trailer”) being considered by the PMVFD for dormitory use to also be incorporated onto the site.

Earl’s plan meets all of the stated objectives. It was the subject of much discussion. The thrust of the discussion, other than clarification of design attributes, was that it is WONDERFUL! It was noted by the group that:

- parking is not a problem;
- existing fire use including ingress, egress and turning is not a problem;
- the future dorm location, though different than anticipated by the PMVFD, fits together wonderfully;
- utilities are not a problem;
- the leech and septic system is also not a difficulty.

It was contemplated that, if the Community Development Block Grant monies are not adequate to do this structure, that possibly another grant next year could be used to enhance the basic structural components (such things as bathroom improvements, kitchen, and making it a full class act).

Some time was spent considering whether \$50,000 is even in the realm of possibility for the amount of square footage that we would propose adding. The rough conclusion is that it would be, based on the square footage basis.

Discussion was also had concerning whether a wood frame construction building could and/or should be done. Our designer’s strong advice is that we use modular pre-constructed structures. There are multiple reasons for this: speed and lack of need for skilled labor, along with quality of construction and cost effectiveness are the major ideas cited.

The group then actually walked the site with guidance from our design consultant, Earl, and the maps to see the placement of all of the structures as proposed in Earls' drawings. From the site evaluation the wonderment was magnified. Some questions concerning relocation of fuel tank, length and type of breezeway, fill and foundational issues were discussed and all believe to be still easily within the realm of feasibility.

NEXT MEETING, AGENDA AND REFREEZE

The Chair confirmed that the next meeting would be Friday, the 19th of January at 4:00 p.m. at the Phelps residence. An agenda for the next meeting was adopted and is attached. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

January 19, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Phelps' house on Friday, January 19, 2007, and was called to order at 4:00 a.m. by Chairman, Tom Burton. Present were Action Committee Board Members: Bonnie Phelps, our hostess and independent member, along with committee members, Tom Burton and Scott Kardel. Also present was consultants, Bruce Graves. Attempts were made to connect up with Linda Thorne via phone per her request but they were unsuccessful. Earl had a conflicting meeting, but Tom indicated that he'd been very helpful earlier in the day for the CSC.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, and approval of the January 6, 2007 minutes as presented, and the agenda for this meeting was negotiated, the following business transpired:

LAND REPORT

A brief review of the various land issues was had.

CDBG BLOCK GRANT

Tom updated the group with further developments that had occurred since the meeting that Earl Walls, Jerry McLees and Tom had had with William Stocks, Planner at DPLU.

This week, Earl had annotated the 1993 PMVFD plot plan (submitted to DPLU to gain approval to construct the original PMVFD fire station) to show how the proposed room addition would fit on the site and with the other developments that had been then permitted.

Also, per Mr. Stocks' request, Tom shared the two-page memorandum in supplement to the CDBG application that had been done by Chief George Lucia. That memo, three picture attachments (on one of which Bonnie caught a misspelling!), and the revised site plan in digitized format had been emailed to the PMVFD Board, CSC Board, the CDBG people who had asked to be included in the link, as well as our consultants.

Tom went through various design subtleties that Earl had suggested, language subtleties in the memo that he had drafted and the importance of the professional relationship that Jerry McLees had with Bill Stocks. But for all of these factors coalescing, Tom thought that the grant would not be approved.

We're all hopeful that this will constitute a wonderful new chapter in the Community Center's unfoldment.

TASK LIST

The task list was reviewed and updated, a copy of which is attached hereto.

NEXT MEETING, REFREEZE AND ADJOURNMENT

Scott Kardel pointed out that our next meeting is at 8:00 a.m. February 3, 2007 before the PMVFD Board meeting. After a refreeze congratulating Bonnie for the potential land donation lead and Tom, Earl and Jerry McLees for their work on the CDBG supplement, drawings and photos, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

February 3, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Community Center House on the PMVFD property on Saturday, February 3, 2007, and was called to order at 8:05 a.m. by Chairman, Tom Burton. Present were Action Committee Board Members: Tom Burton, Linda Thorne, Bonnie Phelps. Also present were Earl Walls, Bruce Graves, Tricia Lucia; and for portions of the meeting, George Lucia, and Doug Lande, who also served as Gatekeeper while Tom Burton served as Secretary.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

Defreeze, agenda and prior meeting minutes all were accomplished. The minutes were approved as presented.

CDBG BLOCK GRANT

As to the Community Development Block Grant, Tom summarized the lack of updates from that which had been reported at the last meeting, except for an email exchange with Maria, the initial CDBG contact of Chief George. George had joined the meeting just at this time indicated that Tom got that comment from Maria because George had asked Maria what was going on. Maria was not aware that she'd received an electronic copy of the materials that Earl and Tom had prepared for William Stocks, the DPU Planner III, at his request. Those documents were emailed to Maria, who confirmed their receipt Thursday, February 1. George is not aware of any further developments since then. George indicated that he will continue to work the situation from the County staff point of view. Tom indicated that has continually offered to make himself available for answering any questions or making any clarifications that any of the County staffers may require based on the submittals to date.

LAND REPORT

The group considered various real property alternatives.

ELECTION

Doug Lande, a member of the PMVFD Board, indicated that he is willing to stand for election as an Action Committee member. He cautioned, however, that he may not be able to do much extracurricular work. Normally, he had a full-time job, but this winter he's just been doing part-time work so he has a little more flexibility now. By motion duly made, seconded and unanimously carried, Doug Lande was elected to Action Committee Board membership.

ELFIN FOREST

Tom asked George if he had been able to locate any of the paperwork associated with the Elfin Forest Fire Station/Community Center. George said he had looked, but had not been able to find that paperwork. George suggested that another field trip to the Elfin Forest property be arranged. He, Earl Walls and Bruce Graves had gone before. Linda Thorne, Doug Lande and Tom Burton indicated an interest in seeing the facility. Some dates were discussed and the best date in everyone's calendars and busy lives seemed to be Saturday morning, February 24, about 10:30. George indicated that he would attempt to set that up and email everyone with directions and contact persons. George suggested that at that meeting, Tom be prepared to ask all of the legal and procedural questions about how they do things. He suggested the model is so similar to that which we are attempting to manifest, he thought there's no reason to reinvent the wheel.

BUNK HOUSE

Tom asked Fire Board Chair Linda Thorne and Chief George if the Action Committee could have a summary of where the PMVFD stands on their bunkhouse project.

Chief George indicated that the bunkhouse is on the PMVFD Board agenda for the meeting to occur later this morning. He indicated that in the past the Fire Board seemed 100% behind the concept, the only question seemed to be price. They're in the midst of their budget cycle concerns now and they would probably be ready to go forward in the spring. Chief George indicated that they continue to use this house building, but the completion of the bunkhouse would free up the space for more full time Community Center purposes (though it still may need to be used for Fire Department purposes from time to time).

Earl Walls indicated that he is now in a position to give the 24 x 60 building that had been talked about earlier. A clarification was made in that earlier Earl's thought was the building was 24 x 50, but he clarified that it is really 60 feet long. The building is fully built out with interior partitions according to a drawing that Earl shared. Earl's concept would be to use this building, if the PMVFD so chose, as the bunkhouse office, training room and for storage purposes. The cost to complete this would probably be less than the \$40,000 that they had talked about having available in some of their other County budget category monies.

Tom Burton brought up the possibility of a 24 x 38 modular temporary schoolroom building that had been bought by the Yoga group and Dipali last week. Tom had made Earl aware of this as they were negotiating the transaction. Earl indicated that he had not connected up with Ted Barryman about those details. Tom summarized that the Yoga group bought one for storage and soap company purposes and that Dipali Crosse had purchased the other thinking that she might put it on her Crestline property. Tom indicated that, although he had not talked to Dipali, he understood there may be difficulties moving the structure onto Dipali's site. There was interest in this building serving as the meeting room portion of the space along with Earl's 24 x 60 that's already improved with offices (and which, of course, could be enhanced to add bathrooms, showers and other needed accoutrements). The Action Committee felt pleased that they had been effective in stirring the pot to move these things along with PMVFD Board consideration at today's meeting.

Bonnie Phelps then indicated an additional potential trailer home lead. She indicated that she'd been in touch with a realtor who had purchased a mobile home park. His plans for the park are development. He has approximately 15 mobile homes that he needs to get off the site. Notwithstanding marketing campaigns and a lot of effort including an auction, he didn't sell any of them. They could be available at very affordable rates. This information will be integrated with the other information by Earl and the PMVFD Board.

LEGISLATIVE CONTACT

Chief George next indicated that he had been contacted by a State legislator named Jeffries. The Congressman indicated that he was going to be in the Palomar area and was interested in learning more about the Palomar Mountain situation and needs. Chief George has scheduled a Mountain tour with him the first Saturday in March.

Bonnie Phelps suggested that this could be the opportunity to mention our Country Town outstanding issue. Further, Bonnie indicated that there are five families on the Mountain now that are in the midst of foreclosure proceedings. They may be losing their properties. Bonnie thought this is also something that the Congressman and others in the community should be aware of.

NEXT MEETING, AGENDA AND REFREEZE

The Chair indicated that the next meeting is scheduled for Friday, February 16, 2007, at 4:00 p.m. at the Phelps' home. An agenda for that meeting was discussed and will be circulated with the minutes of this meeting. A refreeze was had whereby all participants indicated it had been a good meeting and they had no potential improvement points (other than greater preparedness). After which, the meeting adjourned at 9:01 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

February 16, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Phelps residence on Friday, February 16, 2007, commencing at 4:00 p.m. Present were Action Committee Board Members: Tom Burton, Linda Thorne and our consultant, Earl Walls. Joining us about 4:25 p.m. was Bonnie Phelps, who had been delayed by a real estate showing.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a full quorum was present, the minutes of the meeting of February 3, 2007 were approved with the deletion of a line in the second paragraph of the legislative contact section on page 3.

With our intermittent start, there was no defreeze nor agenda negotiation.

CDBG BLOCK GRANT

Tom reported that he had received and forwarded a copy of a letter from William Stocks, the DPLU's Planner III, essentially approving our concept for adding modular buildings via a breezeway for a PMVFD Bunkhouse and the CCPM Community Center purposes. It was not clear whether Mr. Stocks' letter was to the S.O.A.R. people or if it represented the approval that includes their approval (which we understand is a pre-requisite to any expansion of a site in the FCI area).

LAND REPORT

The group considered various facets of potential real property acquisition and structuring.

ELFIN FOREST

Tom asked anyone if they had heard from George on the planned field trip to Elfin Forest. No one had. Linda Thorne suggested that she would contact George and see if that still in the works for Saturday morning, February 24.

MODULAR BUILDING DONATION

Earl had prepared a written report on the modular building donation offered by Dipali Crosse. Earl and Cliff Kellogg had visited the lot where the modular building purchased by Dipali was located. Earl's written report is attached to these minutes. After extensive discussion of the pluses and minuses of the gift, it was decided to decline it at this point in time. The cost of

moving and retrofitting the building and its size do not make it ideal for the Community Center project. Linda Thorne volunteered to write Dipali a letter thanking her for the gift but declining.

An additional area of concern with respect to the alternatives is the PMVFD funding situation. Though we're told we may be looking good for a CDBG block grant, we still would like to know that funds are available before we line up buildings or specific actions that area going to take money. Linda indicated that our recommendation was only that, she would be poling the PMVFD Board concerning Dipali's modular building offer and the funding and report back to the group.

BUNK BEDS

Earl Walls indicated that Ted Mullins of the yoga group at the Summit had posted a note on the Palomar Mountain News website suggesting that a number of bunk beds were available, and for free. Earl had talked with Ted and found that only 11 are presently left. As they fold for storage purposes, and as this is a Community Center "thing" Earl suggested that we would have the power to accept that gift and store them in the lower level of the small residence until they would be needed for the Community Center's place of refuge type use. All Action Committee members concurred.

VOLUNTEER TALENTS

Bonnie, always on the look out for volunteer talent, suggested that Elizabeth Markey, who is the Marketing Director for Harrah's Casino in Pauma Valley, would like to join us. Bonnie thinks that Elizabeth would be a valuable add to our Action Committee/CCPM/PMVFD group.

NEXT MEETING, AGENDA AND REFREEZE

The next meeting scheduled is on Saturday, March 3, 2007, at 8:00 a.m. before the PMVFD Board meeting at the Community Center location. As the meeting was closed, the defreeze indicated that everyone was happy with the progress being made and had no other potential improvement points, whereupon task list was reviewed and the meeting adjourned at 5:05 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

March 3, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Community Center House on the PMVFD property on Saturday, March 3, 2007. The meeting was called to order at 8:00 p.m. by Chairman Tom Burton, with Scott Kardel serving as Gatekeeper and the following people in attendance: Linda Thorne, Bonnie Phelps, Doug Lande (our fire starter, very important on a cold winter morning!), Tom Burton and Scott Kardel. Also present were our consultants, Earl Walls and Bruce Graves, PMVFD Board Member Woody Zuill, Chief George Lucia, and for a part of the meeting was Cliff Kellogg, PMVFD Captain.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze and negotiation of an agenda, with the approval of the prior minutes from the meeting of February 16, 2007, the following business transpired:

LAND REPORT

The group, in keeping with their past pattern, has considered various real estate alternatives that might be of assistance to the overall project.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Chief George and Tom both indicated that they had not received any further information from the County about the processing of the grants nor our status. Tom indicated that he intended to call Bill Stocks (the DPLU planner with whom Jerry McLees, he and Earl had met) to see what the true import was, of the letter received from Stocks.

George indicated that he’s looking for some clarification as to the County’s flexibility on using the monies. During the meeting, appropriate sections from the PMVFD CDBG application were read, which all felt gave us a great deal of leeway in terms of what we do with the funds.

Earl reported that he sees about \$29,000 needing to be spent for fill and grading for the area on which the modular structures that he has been donated will be placed – and on which the yet-to-be acquired modular structures for the CSC larger-sized meeting room would be placed (which is to be connected to the existing house with the breezeway).

BUILDING DONATION

Earl indicated his son is now prepared to move the building as soon as the clarification is had with respect to its storage at the helicopter pad site.

Earl also went through a detailed drawing of the interiors of the modular donated buildings, some proposed changes, which he had conceived. Everyone was most grateful both for Earl's creativity and his generosity.

BUNK BEDS

Earl also indicated that the Yoga Center had given to the Community Center 11 folding bunk beds, which would be useful for the ultimate Community Center building. These are currently stored downstairs in the existing house Community Center.

DOG PARK PROPOSAL

Bonnie indicated that as the Sights are dog folks, the ability to create a dog park for "naming" potential would be a great asset for the development process.

Linda Thorne indicated that there is some unbuildable property that is adjacent to where the kids area would be, which could well accommodate a fenced dog park area. George felt that the kids and pets side by side would work well in terms of parental oversight. This recommendation was unanimously adopted by the Action Committee as something to be included in the ultimate plans.

NEXT MEETING, AGENDA AND REFREEZE

The next meeting scheduled is on Friday, March 16, 2007, at 4:00 p.m. before the Phelps' residence. As the meeting was closed, the defreeze indicated that everyone was happy with the progress being made and had no other potential improvement points, whereupon task list was reviewed and the meeting adjourned at 9:00 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

June 2, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Community Center House on the PMVFD property on Saturday, June 2, 2007. The meeting was called to order at 8:04 p.m. by Chairman Tom Burton. Present were the Committee members: Linda Thorne, Doug Lande, Bonnie Phelps and Tom Burton. Absent was member, Scott Kardel. Also present was the consultant to the Committee, Earl Walls. Doug served as the gatekeeper and Tom served as taskkeeper.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

The minutes of the April 20, 2007 and May 18, 2007 meetings were approved as presented. After a defreeze was accomplished and negotiation of an agenda, the following business transpired:

REAL ESTATE REPORT

There being nothing new to the prior contemplations made by the Committee, in the interest of time, we did not spend any time other than concerning the PMVFD parcel at this meeting as discussed below.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Linda indicated that the only thing that she was aware of as a development with respect to the CDBG block grant is that we should have that money by July. She understands that there will be a meeting in a few weeks that George will attend on our behalf.

Tom asked if anyone had copies of the formal grant letter. George is the only one whom we know to have that copy. Though we had mentioned it in the last two meeting minutes, Linda will be sure that a copy of it is obtained at today’s PMVFD meeting and shared. The group’s concern is whether it imposes any new or different requirements on the group with respect to the use of the CDBG monies.

BUILDING UPDATE

Following on a consideration of CDBG issues, our consultant, Earl Walls, asked if the Committee would be willing to walk around the property with him.

The balance of the meeting, except for the last five minutes, were spent touring the house facility and its environs.

The tour caused meta level contemplations, comments and reality check for the members as follows:

- Physical structure of the existing house/community center has various “levels” (different grades).
- It has differing door/window heights – particularly toward the “north” or back of the structure where we would like to connect with what we have planned as the breezeway or modular Community Center addition, which would come before the donated modular building, which will be used for offices, bunkhouse and conference rooms.
- Physically, from the existing structure, it would be easier to preserve the north or rear portion of the existing structure and “connect” to a new modular Community Center meeting room addition from the west. The difficulty with this approach is that it would get in the way of construction of the proposed 10,000 square foot new facility.
- A consideration of the modularity or movability of the proposed community meeting room structure may make the assumption of “waste” if the addition were constructed there, not a valid assumption.
- A very realistic examination of the ability of the Community to afford a \$1.7 Million addition was also an assumption, which was questioned. Various factors relating to that included:
 - Lack of a large financial donor base
 - Lack of known governmental, foundation or corporate support for such a cause
 - Lack of growth of Palomar population
 - Lack of the general populace’s ability to afford to live on Palomar Mountain based on real estate financing environment
 - Fuel prices making commuting to work off the Mountain less affordable/desirable
 - Proposed size of new facility (though beautiful and wonderful, also question based on size of community and place of refuge rationales)

The above contemplations drove the Committee to think that looking at the interim Community Center may change. The “interim” CSC might really exist for a long, long term. None of us want to give up our vision of the new 10,000 square foot CSC, but reality might make that further off than we have previously thought.

Earl suggested that he had an earlier drawing showing the meeting room as an addition to the west side of the existing house. He will look for that drawing and it will be circulated and discussed at our next meeting to see how it might impact our present plans for the donated modular building to be used as a bunkroom and office facility.

Doug broached his prior suggestion that we consider the possibility of a multi-use facility as a part of our big dream plan. If we could get U. S. Forest Service and possibly other

governmental agencies to share its use with the PMVFD and the CSC, funding and its ultimate manifestation might be made more real. All agreed that this is a worthy exploration, but that getting governmental monies is a very long-term proposition.

CASE FOR GIVING

Bonnie indicated that all of these difficulties had delayed her re-articulation of any simple Case for Giving strategy. The whole group feels that it is very important to be realistic as well as optimistic, motivational and clear in whatever Case for Giving we ultimately put forth. Delaying on that project, then, while these reconceptualizations are taking greater form seems warranted.

TABLES

The CSC Action Committee gratefully acknowledges the gift of the PMPO of \$500 towards the replacement of tables for CSC/PMVFD uses.

NEXT MEETING, REFREEZE AND ADJOURMENT

The Chairman indicated that the next planning meeting is scheduled for Friday, June 15, at the Phelps' residence at 4:00 p.m. He indicated that he wasn't sure whether he will be on the Mountain that weekend. Bonnie also indicated that she wasn't sure if she would be on the Mountain. Others asked if we needed to have the meeting particularly in light of all of the reconceptualization thoughts shared above, it was thought that a meeting would be useful. Tom and Bonnie both indicated that they could call in. Tom also indicated that it's possible that we use a free conference call service to have the meeting telephonically. The time will continue to remain as indicated above for the next meeting, with clarification to follow via email as to whether it will be telephonic or in person meeting.

The agenda for the Friday, June 15, 2007 meeting was negotiated and is attached.

The group's refreeze was based on how people were feeling now (all well) and potential improvement points (Chief George Lucia being at the Saturday meetings and having some indication that he's read and responds to our progress [or lack thereof] as indicated in the minutes). The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

August 4, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at 8:09 a.m. on Saturday, August 4, 2007 at the PMVFD Community Center House. Chairperson was Tom Burton, who also served as secretary and task keeper. Present were the Committee members: Bonnie Phelps, Linda Thorne and Tom Burton. Also present were consultants to the Committee, Bruce Graves and Earl Walls, along with Chief George Lucia, his wife Trisha, Alan Serry, Jim Hamerly and Phillips Reid.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, checking in on how everyone is feeling about being right here and right now, the approval of the minutes of the July 13 meeting as presented and renegotiation of the agenda to allocate more time to talking about the helipad property currently belonging to Phillips, the Committee proceeded to consider the following items:

MODULAR BUILDING

Architectural engineering consultant, Earl Walls, presented a written report, a copy of which is attached hereto, dealing with the modular structure that he had donated to the PMVFD. Earl discussed the two alternatives contained in the report relating to how they might be applied and why the original concept of fill with two different walls was probably the simpler, safer and cost effective of the two. Earl has some estimates in progress but indicates that we may be very close to the \$30,000 budget. Chief George indicated that the Fire Department Board had already approved \$30,000, which monies will come from a special fund identified at the County. George said it may be possible to get an additional sum from the County funds, but we're going to try to stay within budget to the extent possible.

Tom indicated he'd contacted John Murphy, who will be resending a copy of the appraisal of the Walls donated modular that was apparently lost in the mail. It had been addressed to Linda at P. O. Box 245. The new one will be sent to Earl's P. O. Box.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Again, our design consultant, Earl Walls, showed various plot plan alternatives for improvements using the \$50,000 grant monies to the existing house making it more functional for Community Center uses.

All of the plot work that Earl had done was on top of survey done by Lorne DaPron for which the Committee and Earl are exceedingly grateful.

Earl had done “as built” measurements to position the house correctly on the plot plan drawing and know exactly what we have to deal with. Earl presented a floor plan alternative to change the existing two restrooms on two different levels into what is currently the bedroom of the existing house split to produce two restrooms both being handicapped qualifying. Only one of the existing restrooms could be handicap accessed, but isn’t handicapped “qualifying” because of door designs and so on.

The existing upstairs bathroom would be eliminated with the additional space being used for a kitchen design, which Earl also presented.

One of the main additions is a deck that would be entirely roofed over with the north 12’ dedicated as always being a deck overlooking the stage area. The balance of the 30’ by 48’ structure could be enclosed in the future resulting a meeting room, which would comfortably seat 90 people. The enclosure of this space could be done at a future time, possibly under another grant.

There were two different roof alternative designs. The committee favored the one that would be architecturally more similar to the existing house (that had the roof sloping forward toward the East Grade Road).

This concept would entail the removal and replacement of the lower roof on the lower level and the “lean to” off the kitchen.

Earl indicated that he thinks that all of the improvements shown (two handicapped restrooms, kitchen remodel and the two roofs) could be done within the \$50,000 material budget from this year’s Community Development Block Grant.

The chairman expressed his appreciation for Earl’s efforts, his design sensitivities and producing desired, aesthetic and functional results “on” budget. He asked for other input from Committee members first and then public. Member Linda Thorne first said yes, she agreed with Tom that Earl’s work has been super. She believes that all of the improvements should be able to be done stage wise so that we can stop if we run out of money and that we can use each individual stage as a potential money-raising goal.

Member Bonnie Phelps dittoed the comments of Linda and Tom. Chief George indicated that he believes that there may be the possibility of getting more grant monies even this year if we're close but cannot fully accomplish our goals.

Alan Serry, a licensed building contractor, indicated that he thought the project was clean, clear and direct and felt that the SIP construction technique was a cost and building efficient approach and that we could protect it easily if there were just one season between the phases of converting the deck into a closed-in structure. Bruce Graves and Jim Hamerly concurred with the other input.

LAND REVIEW

The Committee considered various real estate issues as it regularly does to be certain that the community will be well served with all of the varying ideas, possibilities, grants and competing uses for land and structures within the community.

SPECIAL ASSESSMENT DISTRICT

Tom indicated that he'd done some research on this as a possible funding source. As it may be a less politically correct avenue to proceed than what Jerry Airola is offering – and, hence, will not be discussed until it becomes relevant again.

NEXT MEETING, REFREEZE AND ADJOURMENT

After a refreeze, Tom indicated that the CSC could have its next meeting via dial in at 4:00 p.m. PDT on Friday, August 17, 2007. An agenda for that meeting is attached hereto.

There being no further business to come before the meeting, the meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

September 8, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Saturday, September 8, 2007 at the Community Center House located on the PMVFD property and called to order at 8:04 a.m. by Chairperson Tom Burton. Present were the Committee members: Bonnie Phelps and Tom Burton. Linda Thorne was present via telephone, along with our consultants, Earl Walls and Bruce Graves.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, negotiation of an agenda and approval of the minutes from the August 25, 2007 meeting as presented, the following business transpired:

LAND REPORT

There were few updates on real estate matters that are regularly reviewed by the Action Committee members.

MODULAR BUILDING

Earl Walls reported that it appears a 600-amp service will be required from the electrical perspective for the new modular building and the balance of the site. He still does not have a quote for that. He's in the process of working with SDG&E to find out, because of the community nature of the project, how much they will be willing to do on their own "tab."

The balance of the modular building movement plan has been fairly well fleshed out. He anticipates that that will be fully in process within the month.

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

No one knew of any other developments from the last meeting's presentation by Earl.

Tom asked how our plans with respect to the utilization of Community Development Block Grant funds would be executed – in other words, who's in charge? Earl said that, although this has not been specifically addressed, he believes that George Lucia is looking to Earl to serve as the de facto "boss" of the job. Earl thinks that, although he has not experience in that regard, he is pretty well on top of what needs to be done. George has talked with Earl about going to the County with Earl and Earl's son, Jim, who

has contracting licenses and, as Earl has mentioned before, is willing to assist on a time and materials basis, to get the permit.

Further, Cliff Kellogg, Earl believes is in the process of trying to set up a meeting with the CDBG representative to check on the specifics of our plan (as drawn by Earl and presented and commented up at the last meeting) as to how the funds might actually be used and with respect to donations for hired labor supplementing some of the volunteer labor.

Bonnie suggested that, based on our barbecue experience, it's possible that some large companies might be willing to donate materials to PMVFD to further this process (she mentioned Dixie Line, Pine Tree and Home Depot as examples). She indicated that there were lots of nice raffle prizes and with the Fire Department's good reputation this might assist.

BARBECUE

No one seemed to have a direct report on the barbecue status. The rumor is that it generated around \$16,000 gross. Someone heard from Phillips that when the rain started around 11 on Saturday, the helicopters had grossed around \$500 – but after the rain stopped later in the day, there were up to two hour waits for helicopter rides – so it probably was a pretty profitable addition to the venture. Tom indicated that the Yoga group had opted to meet inside instead of at their amphitheater because of the potential of helicopter noise during the day – but it was very unobtrusive – and very much appreciated. Earl said he noticed their tours were going down towards the casinos to minimize noise impact on the Mountain – felt to be a very good PR move.

NEXT MEETING, REFREEZE AND ADJOURMENT

Tom indicated that the next scheduled meeting is Friday, the 21st at 4:00 p.m. at the Phelps' house. He indicated, however, that he will be in Northern California at that time and unable to physically attend. Bruce indicated he, too, will be out of town and Earl indicated that he'll be in Australia. The group felt that, unless updates occur before that time, the meeting will be deferred until the next scheduled meeting on Saturday, October 6, 2007 at 8:00 a.m. prior to the PMVFD Board meeting. If there is a need for a meeting in the interim, it will likely be telephonic and called by email by the Chair.

After a refreeze indicating a wonderful meeting and great momentums though not much progress and with no improvement points noted the meeting adjourned at 8:47 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

December 1, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Saturday, December 1, 2007 and was called to order at 9:20 a.m. by Chairman, Tom Burton. Present were Action Committee Board Members Bonnie Phelps, Cliff Kellogg, Earl Walls and Tom Burton. Also present were Bruce Graves and Louise Walls. The meeting was held at the Community Safety Center House in very cold weather without a fire making defreeze difficult.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

A verbal defreeze was had. Tom mourned the fact that he thought the meeting was next Saturday. He indicated that Linda Thorne had called him at 8:00 a.m. saying she wouldn't be able to make it because of road closure. He assured her that the meeting was next week (wrong!).

The agenda was negotiated and the minutes of the November 16, 2007 meeting were approved as presented.

LAND REPORT

The group reviewed its normal real estate matters.

MODULAR BUILDING

Earl handed off to Cliff a registration document. He also indicated that he doesn't believe he's ever received the gift letter from the Fire Department nor has he signed over title to them. Tom indicated he thought that he had supplied Linda Thorne with a format of a gift letter. Tom also indicated that he knows that the appraisal had been done for the gift. Cliff indicated that he will take on research duties to clarify all of these issues.

COMMUNITY DEVELOPMENT BLOCK GRANT

Tom indicated that he had completed a contract review and reported on that to Linda Thorne and Earl. The contract incorporates by reference many laws, but Tom's view is that it contains within its "four corners" all that we really need to know and do. There was some discussion about what that consists of. The first order of business is location of a general contractor.

Bonnie and Tom discussed this: with Tom's belief being that we had a number of volunteers including general contractors. Bonnie thought that she had supplemented the general contractor list with names of people that she knew were general contractors on the Mountain. In any event, it was decided that Tom will create for Bonnie at least two messages. The first of which would be a general grant update and the second of which would be a request for a general contractor. Then, Tom and/or Bonnie will make calls to the general contractors that we know are on the Mountain that we hope might be able to assist us.

The owners' representative per the PMVFD Board resolutions and that of this Action Committee will be Earl Walls and Cliff Kellogg. They will work with the general contractor to satisfy the CDBG contractual requirements.

After we have a general contractor, Earl and Cliff will break the project down into various manageable bites. We will then do regular recruiting via the Palomar Mountain News for volunteers for each of those bites.

The goal will to comply with the July 1, 2008 completion date – however, once we have the general contractor in place, we may work toward softening that in case inclement weather, slowness of volunteers and other factors tend to delay our completion. Tom also indicated that the contract had a sixty (60) day clause for extending the due date.

Cliff indicated that he had run across PMVFD five-year strategic plan that was done in 1992. A lot of time had been put into the planning at that point in time with respect to turning the house into a community center. He shared that with Linda Thorne. He thought that might be of relevance or interest to this Committee.

MODULAR TITLE / MODULAR PERMITTING

Earl indicated that Joe Ferrari at DPLU has made contact and will be our representative, hopefully, to expedite permit processing.

Earl doesn't know if they are softening on their request for elevations of all buildings built – not just that which is proposed to be added.

Earl has suggested that Cliff might be the best person to go to DPLU to deal with the counter people. Cliff indicated his willingness to do that – possibly with George. Earl felt either of them would be better than he – as he tends to have a relatively short fuse when it comes to these matters.

Earl is putting together all the papers for this trip. The approach will be: “here's what we have, is there anything else NEED?”

CSC HOUSE ROOF AND INSURANCE

As previously reported, a tree damaged the roof on the house. Cliff has an insurance adjuster notified and the claim has been made for this. The repair was not done before this rain.

Bonnie expressed concern over the claim causing an increase in insurance rates.

Cliff thought that the new construction under the CDBG grant would be cause for reinsuring the house anyway. Cliff indicated that currently it's insured for \$109,200, which he thinks is low. He wasn't sure what the deductible was, but also thought that was quite low. Bonnie also suggested having a deductible of like \$5,000 to save money on insurance as well. Two bids are in process on the roof repair, which hopefully will be accomplished before the next series of storms.

2008 CALENDAR

The Chair indicated the concept for meetings in 2007 was to have one meeting on a Saturday before the PMVFD Board meeting and another meeting on two weeks cycle increments on a Friday. The PMVFD normally meets on a Saturday morning. The Saturday morning meetings would be at the CSC house. The Friday meetings would continue to be held at the Phelps house. Based on the PMVFD meetings being normally the first Saturday of each month, Bonnie was authorized to create a list of potential dates for 2008. That list will be appended to these minutes and reviewed at the next meeting.

CSC HOUSE RESPONSIBILITY

Bruce Graves raised the concept of having the Community Center of Palomar Mountain taking over calendaring, cleaning, maintenance and other management responsibilities for the CSC house. Cliff thought that had already been approved by the PMVFD Board. Cliff will check the minutes of the PMVFD Board to verify this. If this has not happened, then at the next PMVFD Board meeting Cliff will attempt to get a resolution and/or a letter transferring management to the CCPM.

ACTION COMMITTEE WEBSITE

Scott Kardel had maintained the Action Committee website. It's believed that this is now out of date. We will check with Scott to see if he's willing to continue to maintain the website. Bonnie suggested that when permits have been obtained, copies of the plans, pictures of progress, etc. should be added to the website to further encourage the volunteerism of both the general contractor and laborers involved in manifesting the improvements.

REFREEZE, NEXT MEETING AND AGENDA

The Chair indicated that next meeting is scheduled for Friday, December 14, 2007 at 4:00 p.m. at the Phelps' home. The agenda for that next meeting will parallel that of this meeting. There was a refreeze indicating that, since people had never thawed, there was no reason for them to freeze anymore and that they had no potential improvement points for the meeting whereupon it was adjourned at 10:15 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

January 5, 2008

The Palomar Mountain Community Safety Center Action Committee meeting was held in the office of the PMVFD on Saturday, January 5, 2008 and was called to order at 8:05 a.m. by Chairman, Tom Burton. Present were Action Committee Board Members Bonnie Phelps, Cliff Kellogg, Linda Thorne, Earl Walls and Tom Burton. Also present were Kate Woods and later various PMVFD Board members and community members came in as preparations were underway for the PMVFD Board meeting to follow.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

Tom introduced the defreeze process to neighbor Kate Woods and suggested that the defreeze question not only be how each individual was feeling about being right here right now, but also a sentence answer too of introduction to Kate. After this was accomplished, an agenda was reviewed verbally by the Chair who apologized that minutes from the 14th had inadvertently not been prepared yet.

CSC WEBSITE

The Chair introduced this topic by suggesting that Jim Hamerly, PMPO Chairman, had been requested to assist CSC with an update to its website. He gladly agreed and had circulated a draft of that website. Various members have added their comments to Jim's initial draft work before the website is made public.

Tom indicated that the question for discussion is what should the role be of the website in highlighting the ultimate big community center goal (the approximately 10,000 square foot and almost \$2 million building) versus the updates to the CSC/PMVFD house that's being discussed. Tom suggested since time is short for the meeting today that this be done first with each Action Committee member stating his or her view on the topic in one minute or less in the remaining five minutes allocated be directed toward general discussion and resolution of the question. Bonnie Phelps indicated that she thought the larger structure should not be referenced at all, that it would inappropriately shift people's focus away from what we presently wish to accomplish.

Cliff Kellogg indicated that he felt both could be done appropriately – the CSC existing house updates under the CDBG monies could be clearly stated as a first priority. Tom Burton agreed with Cliff that both should be referenced on the website. Linda Thorne, too, agreed that both should be listed on the website.

Earl Walls thought that both could be listed on the website and that model photos instead of the artist's rendition of the proposed building might be a better way to highlight what is ultimately anticipated. He said he would be willing to get those model photos taken

In the discussion phase, Bonnie indicated that the problem she saw is motivating people to work on the existing house remodel with CDBG monies on a structure that is going to be torn down to realize the ultimate goal. Earl indicated that the park, if next to the PMVFD property would provide alternate sites such that the house would not have to be torn down. Cliff thought that the house could still serve PMVFD purposes – especially after the deck got closed in so that an additional large training room would be available. This could overcome the objection Bonnie was raising. The consensus view, then, was that both the ultimate building and the existing work be referenced – with emphasis on changing the existing facility and de-emphasizing the ultimate Community Center structure – particularly removing references to where it might be placed.

LAND REPORT

Tom and the others briefly reviewed real estate explorations for Kate Woods.

MODULAR BUILDING

Tom asked Cliff if the registration had been changed. Cliff said that it had not. Tom asked next if the Walls family had received their tax deduction letter for the gift. Earl indicated that he had not. These two items continue to be PMVFD tasks.

As to building permits status, Earl indicated that that's been left in Cliff's hands. Cliff said that the Fire Department is in the process of having an evaluation of their septic system done. When this is plotted to determine that there is not a conflict with it and the location of the building, then it is his plan to go to the County with Earl's son, Jim, to find out what other required permits might be needed.

It was suggested that, since a paid outside engineering study will be done on the septic system, that include what would be required if the modular building were outfitted with showers and toilets. This way the ultimate goal could be realized sooner. Cliff indicated that will be done. Earl will then add the restrooms into the drawings before the permit application work is done.

COMMUNITY DEVELOPMENT BLOCK GRANT

Earl indicated that the County Administrator is very difficult to deal with. Cliff thought that was not the case. Tom chimed in with summary of the email correspondence between Earl and the Administrator and his multiple attempts to enlist the diplomatic skills of George Lucia on the project. Tom indicated that he believes that there is no other way due to the tone of emails between the Administrator and George (relatively clear, friendly and responsive) versus those with Earl (whose requests are clear, logical and not stated from a position of officiousness in any way) where the Administrator's responses are essentially non-responsive. Tom indicated that, since George not only has the political and diplomatic skills, but was the signer of the original grant application and contract, that he needs to be involved in resolving this. Tom would think would be a high priority. Cliff indicated that he would try to set up a meeting with George, Tom and Earl.

The contract was briefly discussed. Cliff thought that it could readily control. Tom agreed, but pointed out that even if we took our strict constructionist desired view of contract interpretation, we would be buying all of the material (the only thing that the grant covers) with \$50,000 that would have to be advanced by the PMVFD. When the PMVFD then submitted requests for reimbursement,

if the contract interpretation was left to the County Administrator, and he disagreed with our interpretation, the PMVFD could be out the \$50,000. Linda Thorne thought this was an extremely difficult position to be in.

The search for the general contractor was briefly reviewed. Tom indicated that Bonnie had put out two messages about the CDBG status and the need for a general contractor. There was one response – not yet definitive. The priority, however, in Tom’s mind, is the resolution of the questions that Earl has asked about how the contract is administered and interpreted.

ADMINISTRATION OF CSC

Tom inquired whether there had been further

THE TELEPHONE CONVERSATION STARTED HERE. (

CSC HOUSE ROOF AND INSURANCE

2008 CALENDAR

CSC HOUSE RESPONSIBILITY

REFREEZE, NEXT MEETING AND AGENDA

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

January 19, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Phelps' house on Friday, January 19, 2007, and was called to order at 4:00 a.m. by Chairman, Tom Burton. Present were Action Committee Board Members: Bonnie Phelps, our hostess and independent member, along with committee members, Tom Burton and Scott Kardel. Also present was consultants, Bruce Graves. Attempts were made to connect up with Linda Thorne via phone per her request but they were unsuccessful. Earl had a conflicting meeting, but Tom indicated that he'd been very helpful earlier in the day for the CSC.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, and approval of the January 6, 2007 minutes as presented, and the agenda for this meeting was negotiated, the following business transpired:

LAND REPORT

A brief review of the various land issues was had.

CDBG BLOCK GRANT

Tom updated the group with further developments that had occurred since the meeting that Earl Walls, Jerry McLees and Tom had had with William Stocks, Planner at DPLU.

This week, Earl had annotated the 1993 PMVFD plot plan (submitted to DPLU to gain approval to construct the original PMVFD fire station) to show how the proposed room addition would fit on the site and with the other developments that had been then permitted.

Also, per Mr. Stocks' request, Tom shared the two-page memorandum in supplement to the CDBG application that had been done by Chief George Lucia. That memo, three picture attachments (on one of which Bonnie caught a misspelling!), and the revised site plan in digitized format had been emailed to the PMVFD Board, CSC Board, the CDBG people who had asked to be included in the link, as well as our consultants.

Tom went through various design subtleties that Earl had suggested, language subtleties in the memo that he had drafted and the importance of the professional relationship that Jerry McLees had with Bill Stocks. But for all of these factors coalescing, Tom thought that the grant would not be approved.

We're all hopeful that this will constitute a wonderful new chapter in the Community Center's unfoldment.

TASK LIST

The task list was reviewed and updated, a copy of which is attached hereto.

NEXT MEETING, REFREEZE AND ADJOURNMENT

Scott Kardel pointed out that our next meeting is at 8:00 a.m. February 3, 2007 before the PMVFD Board meeting. After a refreeze congratulating Bonnie for the potential land donation lead and Tom, Earl and Jerry McLees for their work on the CDBG supplement, drawings and photos, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

February 16, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Phelps residence on Friday, February 16, 2007, commencing at 4:00 p.m. Present were Action Committee Board Members: Tom Burton, Linda Thorne and our consultant, Earl Walls. Joining us about 4:25 p.m. was Bonnie Phelps, who had been delayed by a real estate showing.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a full quorum was present, the minutes of the meeting of February 3, 2007 were approved with the deletion of a line in the second paragraph of the legislative contact section on page 3.

With our intermittent start, there was no defreeze nor agenda negotiation.

CDBG BLOCK GRANT

Tom reported that he had received and forwarded a copy of a letter from William Stocks, the DPLU's Planner III, essentially approving our concept for adding modular buildings via a breezeway for a PMVFD Bunkhouse and the CCPM Community Center purposes. It was not clear whether Mr. Stocks' letter was to the S.O.A.R. people or if it represented the approval that includes their approval (which we understand is a pre-requisite to any expansion of a site in the FCI area).

LAND REPORT

The group considered various facets of potential real property acquisition and structuring.

ELFIN FOREST

Tom asked anyone if they had heard from George on the planned field trip to Elfin Forest. No one had. Linda Thorne suggested that she would contact George and see if that still in the works for Saturday morning, February 24.

MODULAR BUILDING DONATION

Earl had prepared a written report on the modular building donation offered by Dipali Crosse. Earl and Cliff Kellogg had visited the lot where the modular building purchased by Dipali was located. Earl's written report is attached to these minutes. After extensive discussion of the pluses and minuses of the gift, it was decided to decline it at this point in time. The cost of

moving and retrofitting the building and its size do not make it ideal for the Community Center project. Linda Thorne volunteered to write Dipali a letter thanking her for the gift but declining.

An additional area of concern with respect to the alternatives is the PMVFD funding situation. Though we're told we may be looking good for a CDBG block grant, we still would like to know that funds are available before we line up buildings or specific actions that area going to take money. Linda indicated that our recommendation was only that, she would be poling the PMVFD Board concerning Dipali's modular building offer and the funding and report back to the group.

BUNK BEDS

Earl Walls indicated that Ted Mullins of the yoga group at the Summit had posted a note on the Palomar Mountain News website suggesting that a number of bunk beds were available, and for free. Earl had talked with Ted and found that only 11 are presently left. As they fold for storage purposes, and as this is a Community Center "thing" Earl suggested that we would have the power to accept that gift and store them in the lower level of the small residence until they would be needed for the Community Center's place of refuge type use. All Action Committee members concurred.

VOLUNTEER TALENTS

Bonnie, always on the look out for volunteer talent, suggested that Elizabeth Markey, who is the Marketing Director for Harrah's Casino in Pauma Valley, would like to join us. Bonnie thinks that Elizabeth would be a valuable add to our Action Committee/CCPM/PMVFD group.

NEXT MEETING, AGENDA AND REFREEZE

The next meeting scheduled is on Saturday, March 3, 2007, at 8:00 a.m. before the PMVFD Board meeting at the Community Center location. As the meeting was closed, the defreeze indicated that everyone was happy with the progress being made and had no other potential improvement points, whereupon task list was reviewed and the meeting adjourned at 5:05 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

March 3, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Community Center House on the PMVFD property on Saturday, March 3, 2007. The meeting was called to order at 8:00 p.m. by Chairman Tom Burton, with Scott Kardel serving as Gatekeeper and the following people in attendance: Linda Thorne, Bonnie Phelps, Doug Lande (our fire starter, very important on a cold winter morning!), Tom Burton and Scott Kardel. Also present were our consultants, Earl Walls and Bruce Graves, PMVFD Board Member Woody Zuill, Chief George Lucia, and for a part of the meeting was Cliff Kellogg, PMVFD Captain.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze and negotiation of an agenda, with the approval of the prior minutes from the meeting of February 16, 2007, the following business transpired:

LAND REPORT

The group, in keeping with their past pattern, has considered various real estate alternatives that might be of assistance to the overall project.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Chief George and Tom both indicated that they had not received any further information from the County about the processing of the grants nor our status. Tom indicated that he intended to call Bill Stocks (the DPLU planner with whom Jerry McLees, he and Earl had met) to see what the true import was, of the letter received from Stocks.

George indicated that he’s looking for some clarification as to the County’s flexibility on using the monies. During the meeting, appropriate sections from the PMVFD CDBG application were read, which all felt gave us a great deal of leeway in terms of what we do with the funds.

Earl reported that he sees about \$29,000 needing to be spent for fill and grading for the area on which the modular structures that he has been donated will be placed – and on which the yet-to-be acquired modular structures for the CSC larger-sized meeting room would be placed (which is to be connected to the existing house with the breezeway).

BUILDING DONATION

Earl indicated his son is now prepared to move the building as soon as the clarification is had with respect to its storage at the helicopter pad site.

Earl also went through a detailed drawing of the interiors of the modular donated buildings, some proposed changes, which he had conceived. Everyone was most grateful both for Earl's creativity and his generosity.

BUNK BEDS

Earl also indicated that the Yoga Center had given to the Community Center 11 folding bunk beds, which would be useful for the ultimate Community Center building. These are currently stored downstairs in the existing house Community Center.

DOG PARK PROPOSAL

Bonnie indicated that as the Slights are dog folks, the ability to create a dog park for "naming" potential would be a great asset for the development process.

Linda Thorne indicated that there is some unbuildable property that is adjacent to where the kids area would be, which could well accommodate a fenced dog park area. George felt that the kids and pets side by side would work well in terms of parental oversight. This recommendation was unanimously adopted by the Action Committee as something to be included in the ultimate plans.

NEXT MEETING, AGENDA AND REFREEZE

The next meeting scheduled is on Friday, March 16, 2007, at 4:00 p.m. before the Phelps' residence. As the meeting was closed, the defreeze indicated that everyone was happy with the progress being made and had no other potential improvement points, whereupon task list was reviewed and the meeting adjourned at 9:00 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

Joren Pepron

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

April 7, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Community Center House on the PMVFD property on Saturday, March 3, 2007. The meeting was called to order at 8:01 a.m. by Chairman Tom Burton. Present were Linda Thorne, Doug Lande and Bonnie Phelps. Also present were Alan Serry and Bruce Graves. Tom Burton served as taskkeeper and gatekeeper.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze and negotiation of an agenda, with the approval of the prior minutes from the meeting of March 3, 2007, the following business transpired:

LAND REPORT

The group, in keeping with their past pattern, has considered various real estate alternatives that might be of assistance to the overall project.

SURVEY

Bruce Graves and Mike Pique did some point location work and gave the GPS locations of the corners found to Bonnie for relaying to Lorne, the surveyor who volunteered his time to survey the PMVFD parcel. The corners found was the southwest quarter corner that is in the manzanita grove near the helicopter pad parcel. Bonnie is guessing that the surveyor already has that point as he knows that the surveyor had used a point around there for the Carpenter's recent purchase and other sales. Bonnie will, however, be sure that Lorne has that point and see if more work is needed. If so, Bruce and Mike will go back to Frazier Point and look for corners there. Tom thought that the quarter corner section identified the southwest corner of the helicopter pad was the north end of the Frazier Point property anyway.

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

Tom indicated that there has been no news that either he nor to the best of his knowledge Chief George had heard from the block grant people. Linda Thorne indicated that she thought she heard that the County was going to take a strict interpretation approach as to our grant request, meaning that if we are successful with the grant request, we can only use the money to improve the existing house structure. Tom suggested that as of the last meeting, he believes George had not had that clarification, but rather that he'd said that while they will not allow an expansion of the grant into a stand alone Community Center, the concept of using the grant to benefit the Community Center by making improvements to the house – including construction the

breezeway would be okay. The way those two points fit together is that the modular housing building that Earl has donated, which would be used for offices, showers and bunkrooms for the Fire Department, had initially had a \$37,000-\$38,000 budget to it. Hence, those funds would theoretically now be available (post gift) for the foundation work (Earl estimated \$29,000), which would serve both structures.

Linda clarified that those are DPLU monies, which former Fire Chief Kurt Bower had managed to somehow squirrel away into Palomar Mountain reserve fund. Tom thought now might be the time to use that if it could be worked out that way.

INTERIM HOUSE AS COMMUNITY CENTER USE LOGISTICS

Tom again pointed out that this was not going to be a big deal at this point in time. The list of items to be considered and policies developed done had been accomplished at a Community Center meeting before the end of the year. After the Elfin Forest visit, some models of policies and applications for use forms had been developed. This item does not need to be attended to until such time as the interim Community Center is about to become fully functional.

MONIES FOR FOUNDATION WORK

Tom inquired of Linda whether the PMVFD is ready to spend the monies that would be needed to construct the foundation for the bunk, office and meeting room trailers that Earl Walls has donated to the PMVFD.

Linda clarified that the PMVFD Board is unanimous in terms of the concept, but was still in the process of specifically identifying the monies, which would be used. After much discussion, it appeared that some clarification had been raised and that it would be the further subject of the PMVFD Board decision making today.

Doug and Linda indicated that this was a significant topic for the PMVFD. They had, in fact, spent several hours on the whole budgetary process last week.

In a wide reigning discussion over the money issues, all present, including non-Board members, felt that we should take the DPLU monies to the greatest extent we can now, before other issues arise, which may be more complex for us to resolve.

GEORGE AUSTIN

Bonnie clarified for Doug Lande that George Austin had lived on the Mountain years ago; had owned the PMVFD house/property and hold a note, which had been paid off – but the request for reconveyance to clear that cloud needed to be redone.

TASK LIST, REFREEZE AND ADJOURMENT

After review of the task list and a refreeze, wherein a small group went out on the PMVFD property looking for survey monuments and reviewed the neighboring properties. Thereupon the meeting was concluded at 8:40 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

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PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

April 20, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Phelps' residence Friday, April 20, 2007. The meeting was called to order at 4:03 a.m. by Chairman Tom Burton. Present were Committee members, Tom Burton, Bonnie Phelps and Linda Thorne. Also present were Earl and Louise Walls, Bruce Graves and Bonnie's mom.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, negotiation of the agenda and approval of the prior minutes with the email correction that had been sent in, the following business proceeded as follows:

LAND REPORT

The group, in keeping with their past pattern, has considered various real estate alternatives that might be of assistance to the overall project.

SURVEY

Bonnie indicated that she will be meeting soon with Lorne Deprawn (the volunteer surveyor who did work on the PMVFD parcel). During that meeting she'll find out whether the points that Mike Pique and Bruce Graves located are adequate or if he still needs something else on the Frazier Point parcel.

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

Tom indicated that he had received an email from April Torbett, one of the processors on the Community Development Block Grant, today indicating that the Board had made preliminary approval of their distribution plan, which included \$50,000 for PMVFD. That email had been circulated just to our members as there is yet another Board of Supervisors final approval to be had on Wednesday, the 25th. We felt it not wise to announce our success to the community until after the meeting on the 25th. April told Tom that letters would go out almost immediately.

Linda Thorne indicated that the PMVFD is committed to getting the foundation in for the building that Earl Walls had donated and which would also serve to be the location of the new Community Center modular addition as soon as possible. She indicated that the funds had now been isolated and are available.

Earl indicated that he will talk to George to develop a specific action plan now that we know the CDBG monies will be available to us – even though they won't come until sometime in July.

NEW BUSINESS

Chili Cook Off

Linda indicated that the Chili Cook-Off event could be up for grabs. The event made \$1,200 net last year. She indicated that a lot of people like it. Discussion had it that the date has been a problem the last couple of years – the 4th of July weekend is in conflict with Wog's barbecue. Sometime in June or August might be a better time. While manning it is a problem, it could be a good event to make monies for the Community Center. Pam Thompson apparently has won for a number of years. Pete Wessel also has been a winner with his quail chili. Maybe either of them could be talked into volunteering to work on the event??

Missing Tables

Linda indicated also that the tables that had been donated to the PMVFD for community events are only about half present. We cannot rule out theft at this point in time. A broadcast email on Bonnie's Mountain News went out asking people to return them. We've had no response to that. We're thinking another letter reassuring donors if they donated a table, it will be found or replaced with their gift attribution tags on each one. There were 11 six footers and three eight footers. For the future, they plan to have them secured and have a sign out plan so that no one will be able to get access to them unless they are authorized. Linda wanted to replace them personally, but a number of those present suggested it's not her problem. We need to engender an environment of full community responsibility.

NEXT MEETING, REFREEZE AND ADJOURMENT

Next meeting is May 18 , 4:00 p.m. at Bonnie's house (as Tom indicated he would not be around the first weekend in May, the group decided if anything came up that required an urgent meeting, telephonic or special meeting could otherwise be held. After a refreeze indicating people generally thought it was a good meeting and had no potential improvement points, the meeting adjourned at 5:04 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

May 18, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Phelps' residence Friday, May 18, 2007. The meeting was called to order at 4:04 p.m. by Chairman Tom Burton. Present were the Committee members, Linda Thorne, Bonnie Phelps, Tom Burton, and Scott Kardel. Absent was member Doug Lande. Also present was advisor, Earl Walls. Scott served as the gatekeeper and Tom served as secretary.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

The minutes of the April 20, 2007 were saved for approval to the next meeting, as no one was sure whether they had been sent out. Tom will have them resent. After a defreeze was accomplished and negotiation of the agenda, the following business transpired:

REAL ESTATE REPORT

The group did its standard touching bases on various facets of real estate as might enhance the project.

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

Tom gave the update that Chief George had circulated, an email announcing the \$50,000 award to PMVFD. No one has yet seen an original copy of that letter. Our concern for seeing it is that we would like to know if it has any additional terms or conditions in addition to those that we imposed upon ourselves in the initial application.

Earl reported that he and Doug Lande went to DPLU. When they looked at the PMVFD file, there was nothing in it (a site diagram and microfiche was all that they had). Tom suggested that at a meeting months ago at the early phases of the CDBG application process with Earl, Tom, Bruce Graves, Jerry McLees and Bill Stocks, the DPLU Senior Planner III, who at that time had that file. In fact, Tom reminded the group that the site drawing that Tom and Earl modified and submitted as an addendum to the CDBG application per Bill Stocks' request was based on a drawing from that file that Bill Stocks copied for us. We are, therefore, thinking that the file is at DPLU just somehow "lost."

Earl has rules for placement of the modular unit. This will entail recompacting of the site as it was never done at the back of the PMVFD site, when the present paving and grading was done. Earl is concerned that we get PMVFD permission to spend money on that.

Earl suggested that the alternate plan, which had been made by others, to put the gifted modular building back where the container is now will not work for access and Fire Department vehicle turn around purposes.

Some brainstorming was done concerning the retaining wall. The ideas flowed there entailed having the fill and compaction to a level, which would have the new modular building installed "at grade." There were also ideas discussed relating to having decks and the retaining walls such that the opening of the building to the forested area behind the present Community Center house building could be valuable to the community and the aesthetics of the project. Since this interim structure may last a long time, we want to make it as beautiful and functional as possible.

PMVFD TABLES

This topic was "tabled." No one thought that Linda should buy replacement tables personally.

CASE FOR GIVING

Tom got an email version of his one page draft Case for Giving sent to Bonnie. She brainstormed several different options she'd been thinking of. We also tabled further discussion of this until such time as she had circulated a new draft of the Case for Giving.

NEXT MEETING, REFREEZE AND ADJOURMENT

The Chairman indicated that the next planning meeting would be Saturday, June 2, at 8:00 a.m. before the PMVFD Board meeting. Bonnie indicated that she would be out of town for a couple of days and would miss that meeting.

The agenda for a new meeting was done. The meeting adjourned at 5:04 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

June 2, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the Community Center House on the PMVFD property on Saturday, June 2, 2007. The meeting was called to order at 8:04 p.m. by Chairman Tom Burton. Present were the Committee members: Linda Thorne, Doug Lande, Bonnie Phelps and Tom Burton. Absent was member, Scott Kardel. Also present was the consultant to the Committee, Earl Walls. Doug served as the gatekeeper and Tom served as taskkeeper.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

The minutes of the April 20, 2007 and May 18, 2007 meetings were approved as presented. After a defreeze was accomplished and negotiation of an agenda, the following business transpired:

REAL ESTATE REPORT

There being nothing new to the prior contemplations made by the Committee, in the interest of time, we did not spend any time other than concerning the PMVFD parcel at this meeting as discussed below.

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

Linda indicated that the only thing that she was aware of as a development with respect to the CDBG block grant is that we should have that money by July. She understands that there will be a meeting in a few weeks that George will attend on our behalf.

Tom asked if anyone had copies of the formal grant letter. George is the only one whom we know to have that copy. Though we had mentioned it in the last two meeting minutes, Linda will be sure that a copy of it is obtained at today's PMVFD meeting and shared. The group's concern is whether it imposes any new or different requirements on the group with respect to the use of the CDBG monies.

BUILDING UPDATE

Following on a consideration of CDBG issues, our consultant, Earl Walls, asked if the Committee would be willing to walk around the property with him.

The balance of the meeting, except for the last five minutes, were spent touring the house facility and its environs.

The tour caused meta level contemplations, comments and reality check for the members as follows:

- Physical structure of the existing house/community center has various “levels” (different grades).
- It has differing door/window heights – particularly toward the “north” or back of the structure where we would like to connect with what we have planned as the breezeway or modular Community Center addition, which would come before the donated modular building, which will be used for offices, bunkhouse and conference rooms.
- Physically, from the existing structure, it would be easier to preserve the north or rear portion of the existing structure and “connect” to a new modular Community Center meeting room addition from the west. The difficulty with this approach is that it would get in the way of construction of the proposed 10,000 square foot new facility.
- A consideration of the modularity or movability of the proposed community meeting room structure may make the assumption of “waste” if the addition were constructed there, not a valid assumption.
- A very realistic examination of the ability of the Community to afford a \$1.7 Million addition was also an assumption, which was questioned. Various factors relating to that included:
 - Lack of a large financial donor base
 - Lack of known governmental, foundation or corporate support for such a cause
 - Lack of growth of Palomar population
 - Lack of the general populace’s ability to afford to live on Palomar Mountain based on real estate financing environment
 - Fuel prices making commuting to work off the Mountain less affordable/desirable
 - Proposed size of new facility (though beautiful and wonderful, also question based on size of community and place of refuge rationales)

The above contemplations drove the Committee to think that looking at the interim Community Center may change. The “interim” CSC might really exist for a long, long term. None of us want to give up our vision of the new 10,000 square foot CSC, but reality might make that further off than we have previously thought.

Earl suggested that he had an earlier drawing showing the meeting room as an addition to the west side of the existing house. He will look for that drawing and it will be circulated and discussed at our next meeting to see how it might impact our present plans for the donated modular building to be used as a bunkroom and office facility.

Doug broached his prior suggestion that we consider the possibility of a multi-use facility as a part of our big dream plan. If we could get U. S. Forest Service and possibly other

governmental agencies to share its use with the PMVFD and the CSC, funding and its ultimate manifestation might be made more real. All agreed that this is a worthy exploration, but that getting governmental monies is a very long-term proposition.

CASE FOR GIVING

Bonnie indicated that all of these difficulties had delayed her re-articulation of any simple Case for Giving strategy. The whole group feels that it is very important to be realistic as well as optimistic, motivational and clear in whatever Case for Giving we ultimately put forth. Delaying on that project, then, while these reconceptualizations are taking greater form seems warranted.

TABLES

The CSC Action Committee gratefully acknowledges the gift of the PMPO of \$500 towards the replacement of tables for CSC/PMVFD uses.

NEXT MEETING, REFREEZE AND ADJOURNMENT

The Chairman indicated that the next planning meeting is scheduled for Friday, June 15, at the Phelps' residence at 4:00 p.m. He indicated that he wasn't sure whether he will be on the Mountain that weekend. Bonnie also indicated that she wasn't sure if she would be on the Mountain. Others asked if we needed to have the meeting particularly in light of all of the reconceptualization thoughts shared above, it was thought that a meeting would be useful. Tom and Bonnie both indicated that they could call in. Tom also indicated that it's possible that we use a free conference call service to have the meeting telephonically. The time will continue to remain as indicated above for the next meeting, with clarification to follow via email as to whether it will be telephonic or in person meeting.

The agenda for the Friday, June 15, 2007 meeting was negotiated and is attached.

The group's refreeze was based on how people were feeling now (all well) and potential improvement points (Chief George Lucia being at the Saturday meetings and having some indication that he's read and responds to our progress [or lack thereof] as indicated in the minutes). The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

June 15, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held via conference call dial in at 4:00 p.m. on Friday, June 15, 2007. Present were the Committee members: Linda Thorne, Scott Kardel and Tom Burton. Absent were Doug Lande, unknown whereabouts, and Bonnie Phelps on vacation. Also present was our consultant to the Committee, Earl Walls.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

Defreeze happened with the well-trained crew taking turns and doing the auditory pass required by the conference call, finding out that all are well. The minutes of the June 2, 2007 meetings were approved as presented. The agenda was negotiated and the following business transpired:

REAL ESTATE REPORT

Without Bonnie, relatively brief real estate discussion and update was held.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Linda went with George to the Wednesday meeting of CDBG recipients. Earl was not able to attend. There were about 60 people present according to Linda. It was largely, however, a slide show that presented information that we already knew.

According to Linda, about the first of July we will get a specific County liaison person assigned to work with us. Hopefully, soon thereafter, we’ll get the go ahead. We will then have one year to complete our construction project using their funds. It’s a “use it or lose it” situation – any monies not used within the year will go back into the pot for next year. Our grant is for materials only. Earl pointed out that most construction projects are 50/50 material and labor so we’ll have a significant challenge of generating local enthusiasms/volunteership to move our project forward.

Tom pointed out that we had quite a list of volunteers at the time of grant submittal. There is some skepticism as to how many of those will, in fact, help when it push comes to shove. It’s thought that a number of those people may have left the Mountain. It’s also a thought, however, that communication and planning will be a key to appropriately utilizing volunteer labor.

SITE PLANNING

There is going to be a Saturday trip to the property by at least Linda and Earl to consider further site utilization ideas.

Earl found his old diagram and suggested that it will be difficult to do the proposed new modular Community Center to the west of the existing house. To do so would entail much fill and taking out many trees. Even though the modular could be moved back in the event we built our dream Community Center, it would not be cost effective to do it the way contemplated at our last meeting. Earl thinks the better plan would be as we had been discussing all along: to the north of the existing house and before one gets to the modular building that will contain the office and bunk bed facilities for PMVFD.

NEXT MEETING, REFREEZE AND ADJOURMENT

The Chairman reminded the group that the next meeting has been set for Saturday, July 7. We discussed time as the PMVFD has been having their meetings at noon instead of 9:00 a.m. It was thought that, unless there is an objection, we will continue to have our meetings scheduled for 8:00 a.m. It was also noted that it Wog's BBQ day – but that is thought not to interfere with our meeting. The refreeze indicated appreciation for the miracle of being able to meeting via conference call and that all continue to be well and no improvement points. After negotiation of an agenda for the next meeting, adjourned at 4:30 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

July 7, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at the "House" at PMVFD at 8:00 p.m. on Saturday, July 7, 2007. Chairperson was Tom Burton, who also served as secretary and task keeper. Present were the Committee members: Linda Thorne, Doug Lande and Tom Burton. Arriving a few minutes late was Bonnie Phelps. Absent was Scott Kardel. Also present were Bruce Graves; arriving a few minutes late was Chief George Lucia; and our other consultant to the Committee, Earl Walls.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, negotiation of an agenda and approval of the prior meeting minutes as presented, the following business transpired:

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

Linda and Earl have walked the site with consideration of master planning for the \$50,000 material grant from CDBG. Labor, it was indicated, will be the big question. There was some brainstorming as to whether we could use the \$50,000 as the equivalent of a matching grant fund where others in the community could be solicited for their volunteer labor or the donation of monies that would be an equivalent of labor (in other words, someone might not want to work themselves, but would pay for a laborer doing what they might otherwise volunteer).

A brief walk through of the house and the ideas that Linda and Earl had generated was then accomplished.

- The bedroom in the northwest corner of the house could become two handicapped bathrooms.
- The old bathroom space would be used to expand the kitchen.
- There would possibly be developed an outside access to the lower room (eliminating the stair way down there which might have some safety issues and which would further add to kitchen space).

With appliances for the kitchen and bathrooms, this, alone, probably constitutes \$50,000. To the extent there is additional monies left, it's thought that decking, windows and minor exterior enhancements would cover the balance.

Chief George requested a copy of the volunteer list that was accumulated prior to submittal of the amendment to our CDBG request. Tom indicated that he would get an email version of that sent to George this coming week.

LAND REPORT

Various land issues and possibilities were raised by George, Bonnie and others – with the general suggestion that by virtue of such brainstorming and activities, we're benefiting both the PMVFD and our ultimate Community Center position.

NEXT MEETING, REFREEZE AND ADJOURMENT

Tom indicated that the next meeting is calendared for Friday, July 20, 4:00 p.m at the Phelps' residence. He indicated that he would be on his way to a wedding in Sacramento at that time. The group discussed alternate meeting dates and times and suggested that this coming Friday, July 13, at 4:00 p.m. as a dial in conference call would be the best. Doug Lande indicated that he will be back in Minnesota for about two months and, hence, only available via dial in phone calls. Tom will send out an email with the dial in requirements. Bonnie requested that, if she does not dial in, someone give her a call on her cell phone to encourage her to do so – she indicated she and Don will be off in Mammoth on a brief vacation.

The agenda for the next meeting was briefly discussed and will be sent out with copies of these minutes. There being no further business to come before the meeting, it adjourned at 8:58 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

July 13, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held via conference call at 4:00 p.m. on Friday, July 13, 2007. Chairperson was Tom Burton, who also served as secretary and task keeper. Present on the conference call line were the Committee members: Bonnie Phelps, Linda Thorne and Tom Burton. Absent were Scott Kardel and Doug Lande. Also present were consultants to the Committee, Bruce Graves and Earl Walls.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

On the conference call line where everyone indicated that they could both hear everyone else and be heard, after a defreeze, negotiation of an agenda and approval of the prior June meeting minutes as presented, the following business occurred:

LAND REVIEW

The Committee considered various real estate matters following up on their prior contemplations and investigations all oriented toward our goal of manifesting a marvelous Community Center that would make life more wonderful for all who are ever on the Mountain.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Consultant to the committee, Earl Walls, indicated that he'd spent the last two days measuring and drawing up the “Community Center” (house) on the PMVFD property. Earl indicated that two handicap toilets in the existing bedroom will work without taking up the whole bedroom. The rest of the house is something only Palomar could have dreamed up.

We next discussed the Walls donated modular bunkhouse/office facility currently residing at Phillips Reed's helipad property. Linda indicated that the PMVFD Board had authorized the expenditure of \$30,000 for foundation moving and installing that modular on the PMVFD site.

Earl indicated that he has made contact with the structural engineer of a modular building company. He's getting from that design structural engineer a proposal for a foundation design to receive the modular onto the PMVFD property.

Earl indicated further that Chief George indicated that he and Ray Carpenter had met concerning the modular building move and foundation requirements. Earl indicated that he'd heard from George that Ray said that he can move and install the modular structure. Earl wants to talk to Ray after he had the structural engineer's foundation layout to see in greater detail what might be required and what Ray's capabilities may be in that regard. We all felt it would be ideal if, in fact, Ray can help with the piling/foundation requirements on a donated basis so that the PMVFD's \$30,000 budget allocation could go toward the required build out of shower, kitchen and partition facilities to make the modular more usable for the PMVFD ultimate bunkhouse and office meeting room concepts.

Earl indicated that he should have more detail at the next meeting.

Tom asked Linda if in her role of as Chairman of the PMVFD she ever got a copy of the appraisal that Mr. Murphy did on the Walls modular for tax purposes. Linda indicated that she had not seen that. Tom volunteered to double check with appraiser Murphy and get another copy of it, if in fact it had been sent and lost.

NEXT MEETING, REFREEZE AND ADJOURMENT

There being no further business to come before the meeting, after a defreeze and negotiation of the agenda for the August 4, 2007 meeting, the meeting was adjourned at 4:52 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

August 4, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held at 8:09 a.m. on Saturday, August 4, 2007 at the PMVFD Community Center House. Chairperson was Tom Burton, who also served as secretary and task keeper. Present were the Committee members: Bonnie Phelps, Linda Thorne and Tom Burton. Also present were consultants to the Committee, Bruce Graves and Earl Walls, along with Chief George Lucia, his wife Trisha, Alan Serry, Jim Hamerly and Phillips Reid.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, checking in on how everyone is feeling about being right here and right now, the approval of the minutes of the July 13 meeting as presented and renegotiation of the agenda to allocate more time to talking about the helipad property currently belonging to Phillips, the Committee proceeded to consider the following items:

MODULAR BUILDING

Architectural engineering consultant, Earl Walls, presented a written report, a copy of which is attached hereto, dealing with the modular structure that he had donated to the PMVFD. Earl discussed the two alternatives contained in the report relating to how they might be applied and why the original concept of fill with two different walls was probably the simpler, safer and cost effective of the two. Earl has some estimates in progress but indicates that we may be very close to the \$30,000 budget. Chief George indicated that the Fire Department Board had already approved \$30,000, which monies will come from a special fund identified at the County. George said it may be possible to get an additional sum from the County funds, but we're going to try to stay within budget to the extent possible.

Tom indicated he'd contacted John Murphy, who will be resending a copy of the appraisal of the Walls donated modular that was apparently lost in the mail. It had been addressed to Linda at P. O. Box 245. The new one will be sent to Earl's P. O. Box.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”)

Again, our design consultant, Earl Walls, showed various plot plan alternatives for improvements using the \$50,000 grant monies to the existing house making it more functional for Community Center uses.

All of the plot work that Earl had done was on top of survey done by Lorne DaPron for which the Committee and Earl are exceedingly grateful.

Earl had done “as built” measurements to position the house correctly on the plot plan drawing and know exactly what we have to deal with. Earl presented a floor plan alternative to change the existing two restrooms on two different levels into what is currently the bedroom of the existing house split to produce two restrooms both being handicapped qualifying. Only one of the existing restrooms could be handicap accessed, but isn’t handicapped “qualifying” because of door designs and so on.

The existing upstairs bathroom would be eliminated with the additional space being used for a kitchen design, which Earl also presented.

One of the main additions is a deck that would be entirely roofed over with the north 12’ dedicated as always being a deck overlooking the stage area. The balance of the 30’ by 48’ structure could be enclosed in the future resulting a meeting room, which would comfortably seat 90 people. The enclosure of this space could be done at a future time, possibly under another grant.

There were two different roof alternative designs. The committee favored the one that would be architecturally more similar to the existing house (that had the roof sloping forward toward the East Grade Road).

This concept would entail the removal and replacement of the lower roof on the lower level and the “lean to” off the kitchen.

Earl indicated that he thinks that all of the improvements shown (two handicapped restrooms, kitchen remodel and the two roofs) could be done within the \$50,000 material budget from this year’s Community Development Block Grant.

The chairman expressed his appreciation for Earl’s efforts, his design sensitivities and producing desired, aesthetic and functional results “on” budget. He asked for other input from Committee members first and then public. Member Linda Thorne first said yes, she agreed with Tom that Earl’s work has been super. She believes that all of the improvements should be able to be done stage wise so that we can stop if we run out of money and that we can use each individual stage as a potential money-raising goal.

Member Bonnie Phelps dittoed the comments of Linda and Tom. Chief George indicated that he believes that there may be the possibility of getting more grant monies even this year if we're close but cannot fully accomplish our goals.

Alan Serry, a licensed building contractor, indicated that he thought the project was clean, clear and direct and felt that the SIP construction technique was a cost and building efficient approach and that we could protect it easily if there were just one season between the phases of converting the deck into a closed-in structure. Bruce Graves and Jim Hamerly concurred with the other input.

LAND REVIEW

The Committee considered various real estate issues as it regularly does to be certain that the community will be well served with all of the varying ideas, possibilities, grants and competing uses for land and structures within the community.

SPECIAL ASSESSMENT DISTRICT

Tom indicated that he'd done some research on this as a possible funding source. As it may be a less politically correct avenue to proceed than what Jerry Airola is offering – and, hence, will not be discussed until it becomes relevant again.

NEXT MEETING, REFREEZE AND ADJOURNMENT

After a refreeze, Tom indicated that the CSC could have its next meeting via dial in at 4:00 p.m. PDT on Friday, August 17, 2007. An agenda for that meeting is attached hereto.

There being no further business to come before the meeting, the meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

DRAFT

**PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION
COMMITTEE MEETING**

August 25, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Saturday, August 25, 2007 at the Community Center House located on the PMVFD property and called to order at 8:08 a.m. by Chairperson Tom Burton. Present were the Committee members: Linda Thorne, Bonnie Phelps and Tom Burton. Absent were Scott Kardel (working on Saturdays) and Doug Lande (back East). Also present were consultants to the Committee, Earl Walls and Bruce Graves, along with Community members, Chief George Lucia and Jim Hamerly; and for various portions of the meeting, Phillips Reid and Cliff Kellogg.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze and approval of the August 4, 2007 minutes, including Earl Walls' electronic revisions, which had been recirculated on August 21, 2007, were unanimously approved. An agenda was negotiated and the following business transpired:

MODULAR BUILDING

Earl Walls took the Committee, consultants and community members through revised drawings of the proposed revisions to the existing house and site.

The modular building addition portion of that property continues to be in the same location, but the details of the installation have modified slightly to provide easier placement of the modular units at the desired location.

Earl's son, Jim, has agreed to do all of the work on a time and materials basis for placing those units. Bids have been received for all but the new electrical line service that will be required. Right now it looks like the total cost (without the electrical service) will be \$29,000. *

The budget for this portion of the site improvement (this is the part that would be used for PMVFD offices and bunkhouse – and would later be connected to the house via a breezeway) is \$30,000. These monies exist in special allocation account with the County.

George Lucia indicated that if the electrical service is only a few thousand dollars, probably some more monies can be allocated with the PMVFD Board's approval. He indicated that the special reserve account with the County for the PMVFD has more

monies in it – but that the Fire Board was attempting to keep those for emergency reserve purposes rather than using more than \$30,000 here for the modular building placement if that could be avoided.

George also asked Earl whether Jim could use volunteer assistance for some of the labor portion of the install – and, perhaps more importantly, whether that might bring the time portion of the charges down.

Earl's answer on both accounts was a resounding "yes."

More will follow with respect to this issue once the final bids are in and, to the extent necessary, PMVFD Board approval is required.

COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG")

Earl had two separate drawings relating to "house" improvements as follows:

One drawing dealt with the proposed porch addition. Earl's drawings now have evolved to the extent where this will be a 30' x 48' structure attached to the existing house all under a roof with SIP flooring. The hope is that this can be done now with enclosure of substantial portion of it under next year's CDBG application.

The second area that Earl showed was interior house improvements. In this regard, he had detailed elevations of the new kitchen area including appliances and cabinetry. He also had greater detail as to how the roof would be replaced over the "back" part of the house – how that roofline would work out, its impact on the handicapped restrooms, space below and "back porch" area, which will become pantry space.

Earl received applause for the creativity, functionality and appropriateness of the proposed development.

Earl also indicated that the combination of the room addition porch and restroom's kitchen interior improvements all can be done for the \$50,000 of material money. The on-going concern will be whether we can, in fact, realize volunteer labor (as had already been volunteered for the project) to, in fact, cause it to occur within the County's time guidelines.

LAND REVIEW

As has been the Committee's practice, various facets of more global real estate issues were discussed. Under this same heading, various arrangements were made relating to house use as a part of the Labor Day Barbecue and Fire Department Awards Dinner for next weekend.

DRAFT

NEXT MEETING, REFREEZE AND ADJOURMENT

As the Chair had had to leave for commitments off the Mountain, the normal refreeze, negotiation of agenda and next meeting reminders were not made. The next scheduled meeting is the Saturday meeting following the barbecue before the PMVFD meeting, September 8, 2007 and the next Friday afternoon meeting to be held at the Phelps' house would be scheduled for September 21, 2007 (Tom may be in Northern California).

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

October 6, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on the PMVFD Community Center House on Saturday, October 6, 2007 and was called to order at 8:00 a.m. by Chairman, Tom Burton. Present was Action Committee Board Member Bonnie Phelps and Battalion Chief Cliff Kellogg Linda Thorne. There not being a quorum present, the group decided to have an informal meeting along the same outline as we normally follow. Consultant Earl Walls was in Australia with his wife; Scott Kardel regularly can't make it on Saturday meetings; Doug Landy is still in the East and Bruce Graves is just missing in action this morning (though he was at the PMVFD Board meeting last night).

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

Bonnie and Tom taught Cliff the art of defreeze, negotiated the agenda and approved the meeting minutes of September 8, 2007 as presented.

LAND REPORT

The group first updated Cliff on various facets of real estate explorations that they had underway.

MODULAR BUILDING

The participants at this informal meeting each had heard Chief George's summary at the PMVFD Board meeting last night relating to his visit with two staff members at DPLU. The shorthand version of that report is that no major use permit will be required. We are doing two things: (1) annexing to the existing house a modular structure that will serve as the ancillary offices for the fire station; and (2) modifying an existing residential structure to increase its size (the CDBG project).

All that would be required, per George's DPLU contacts, is a modified site plan and then building permits for both the modular and the home improvement projects. George asked for and received a resolution from the PMVFD Board authorizing Earl Walls and Cliff Kellogg to proceed with those projects per the guidance already suggested of the Action Committee.

COMMUNITY DEVELOPMENT BLOCK GRANT

As reported above, there is good DPLU news. The monies, George clarified, have been just awarded. We have some technical compliance reporting to do. George believes that Earl and Cliff will be the best individuals to spearhead the project: Cliff being present due to his PMVFD administrative job during business hours every business day; and Earl being our super designer and exemplary Jack of all trades. All present liked the ability of Earl's plan to be rolled out in stages. George felt that further CDBG grants could be forthcoming if we responsibly handle this year's. He believes that we'll have until next October to expend the \$50,000. He learned that CDBG grants are potentially

obtainable that do include monies for labor, as long as the labor monies are expended in accordance with the Federal government's Davis Bacon equality and employment laws.

NEW BUSINESS

Quorum Brainstorming.

The group had a brief brainstorming session concerning how to more regularly have a quorum to legitimize the Action Committee's meetings. Tom will be talking with Scott Kardel and Earl Walls about some of those ideas.

Phone for Community Center House.

When dial in calls are done to include telephonically a member who cannot be personally present, we've been frustrated in the past by not having a telephone in the Community Center house. Cliff indicated that he knows the solution to that problem. Tom and Bonnie pointed out that Earl has a speakerphone that he was going to try to get working in the house. Cliff will work with Earl in that regard prior to the next meeting.

Next Meeting.

Tom indicated that he would be returning from Sedona, Arizona on the 19th of October when the next meeting is scheduled. Bonnie indicated that she'll be in North Carolina for a family reunion. It was suggested that the meeting be Saturday morning in the Community Center house at 9:00 a.m. so that Tom can be back and physically present. They will, hopefully, have a speakerphone accessible and attempt to reach Bonnie on her cell phone at that time.

REFREEZE AND AGENDA

The agenda for the next meeting was decided to parallel that of this meeting. The next meeting, as indicated, will be _____. Bonnie and Tom modeled refreeze for Cliff responding to the questions as to how they felt about the meeting and it's ending and were there any potential improvement points whereupon the meeting adjourned at 8:52 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

October 19, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Friday, October 19, 2007 commencing at 4:00 p.m. Tom Burton was on the conference call telephone line with Linda Thorne, Earl Walls and Cliff Kellogg who were at the PMVFD Community Center House.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

The group did a telephonic defreeze each connecting with the other along with the status of their feelings and needs. After which we negotiated an agenda but did not specifically deal with the minutes of October 6th.

LAND REPORT

With Bonnie Phelps being in North Carolina the group rapidly touched base on several of the open real estate explorations.

MODULAR BUILDING

Earl and Cliff had met with Jim Pine from the County today relating to the modular building permitting issues. They reported that ~~June~~^{Jim} was very cooperative and helpful.

Earl will be working on permit drawings and applications. On inquiry from Tom, it was learned that the Site plan will have to be changed from that which Earl and Tom worked on for the addendum to the CDBG Block grant application site plan. They require different elevations and multiple copies all of which Earl has in process.

COMMUNITY DEVELOPMENT BLOCK GRANT

This topic consumed most of the meeting time. Much discussion was had revolving around a need for getting volunteer labor and a general contractor to supervise.

Various brain stormings were had about making the position attractive to a volunteer general contractor (such as limiting liability holding him/her harmless; having the relatively local folks such as Earl and Cliff be present so that the contractor doesn't need to be there as often, etc.) The difficulty with resolving any of the potential issues is both a lack of perceived candidates on the Mountain and clarity as to what CDBG rules are relating to the contractor need. Cliff will attempt to get those rules from the CDBG documentation that he believes George has. Tom will then evaluate them and attempt to determine how the position can be made attractive.

Simultaneously, Tom will contact Bonnie Phelps and ask her to "advertise" via her Palomar Mountain News broadcast for volunteers and more specifically a volunteer general contractor.

The concerns over volunteers and the supervising contractor were exacerbated by reports of our "reports person" at the county on the CDBG funds. Although, a nice person, he apparently appears to those who have met him to be very "rule" oriented. This requires the volunteers to have sign in, sign

out sheets and otherwise be compliant with whatever procedures may exist (another reason for having the Action Committee be aware of what all these CDBG rules are per the paragraph above).

2008 GRANT

Cliff then brought up that the CDBG grants for 2008 require an application to be filed by October 26, 2007. There was discussion about whether and/or how this could be accomplished. George had written last year's successful application (later supplemented by Tom and Earl), but George was in the east. Further details we don't know how far we will get on progress utilizing the 2007 grant monies as discussed above. All of this discussion was later mooted by the firestorm, which was began on the October 21, 2007. No block grant application was made for 2007 (Unless some miracle occurred).

NEXT MEETINGS

The next calendared meetings are November 2, 2007 at 8:00 a.m. prior to a PMVFD meeting and November 16, 2007 Friday at 4:00 p.m. at the Phelps home. Due to fire issues the Saturday November 3, 2007 meeting was not further noticed or held.

REFREEZE AND AGENDA

The agenda for the next meeting was decided to parallel that of this meeting. The group telephonically refroze with a whole spectrum of emotions and potential improvement points from depression to optimism with the midpoint being frustration over surprise relating to the 2008 CDBG grant deadline and general contractor issues. The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

November 16, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Friday, November 16, 2007 the call to order was at 4:15 p.m. around the Phelps' dining room table with Tom Burton serving as chair and present being committee members Linda Thorne, Bonnie Phelps, Tom Burton along with consultants Bruce Graves, Earl Walls.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

The meeting began late due to a spontaneous "Fire Defreeze," then proceeded with more normal Defreeze, examination of the prior meeting minutes and negotiation of an agenda. Minutes from the October 19th meeting were approved as corrected with Jim Pine as opposed to "June Pine" being corrected in paragraph four and "reconveyancing" being properly spelled in the land report.

LAND REPORT

The group briefly touched bases with respect to all of the various areas that we normally cover under our land report, and there being no new updates rapidly moved on.

CDBG AND MODULAR PROGRESS

Tom summarized action items from the October 19th minutes as: 1. We are still looking for CDBG rules (Linda Thorne volunteered to get those this time); and 2. People (before soliciting for a volunteer general contractor and more specifically looking for volunteers it was the group's feeling that we need to clarify the rules and have specific job descriptions).

Earl briefed the group on his frustration with the County. Presently, they are requesting a drawing of ALL buildings on the property (not just the modular that would be added or potentially changes to the house with all other structures remaining the same.) Earl asked if pictures would suffice and the answer was: No. There is not an explanation as to why drawings, and drawings of all different perspectives, are required.

Linda reiterated that the specific CDBG interface for our project, Hugo, is definitely a strict rule interpreter. He has clarified for her that there may not be donations for labor in place of actual volunteer labor to construct the project; a licensed contractor must be present; and that the volunteers must function under this licensed contractor with sign in/out sheets etc. Tom reminded Linda that, while he believes that Hugo is saying what he believes the rules to be, we need to look at the rules and form our own opinion.

Finally, the group discussed the possibility of talking with the County people about the possible extension of time for utilization of the 2007 \$50,000 grant monies, which we received. This would be based, obviously, on the fire and community involvement in response there to, along with the inclement winter weather expected anytime (also potentially goes to the spring), the size of our community etc. etc.

It was felt that it might be best to contact Bill Horn to see if he might be of assistance to cutting through red tape at the County.

Earl will take the lead on that with Bonnie, Bruce and Tom supporting to the extent able to be in attendance in a face-to-face meeting with Bill or his staff designee.

Earl might also check with Jerry McLees to see if Jerry's firm (EDAW) have expertise to advise as to whether there might be a "fix" as opposed to producing all of these different elevations on all buildings and large number of copies for pre-approved pre-structured modular structure.

INTERIM HOUSE USE

The PMVFD house that is used as an interim CSC facility had some damage to it from the windstorms before the fire. The house is insured. It needs to be fixed up before the weather occurs. Linda will carry this message to the PMVFD board.

ACTION COMMITTEE MEMBERSHIP

Pursuant to a brainstorm several meetings ago, Tom reported that he had talked with Scott Kardel about his inability to attend many of the meetings. Scott was glad to resign his position in favor of Earl Walls, Community Center of Palomar Mountain Chair who has been a more regular attendant in his role as a consultant to the Action Committee. Similarly, Cliff Kellogg, Battalion Chief for PMVFD, has been suggested by Linda Thorne to serve in place of Doug Lande who spends much of his time in the East Coast and otherwise been busy, missing several meetings. Based on the background presented and the discussions with all the people involved Bonnie felt moved the election of Earl Walls replacing designing Scott Kardel and Cliff Kellogg replacing PMVFD board member Doug Lande. Linda Thorne seconded the motion, which was unanimously carried.

NEXT MEETING

The next calendared meetings is December 1, 2007 Saturday at 8:00 a.m.

REFREEZE AND AGENDA

The agenda for the next meeting was decided to parallel that of this meeting. The group refroze and concluded the meeting at 5 PM.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

GENERAL CONTRACTOR FOR COMMUNITY CENTER

As most of the readers of the News know, our Community Center has \$50,000 to buy materials to improve the house next to the Fire Department. We also have plans to add two new handicap accessible restrooms, a new kitchen and a large deck (that hopefully in a year or so can be enclosed to constitute a meeting room.

We NOW need a General Contractor (licensed in California) to oversee this project. We have a long list of folks who have told us of their skills and desire to assist. We are willing to indemnify and hold the Contractor harmless. Our grant prevents us from paying for the contractor or any labor. The blessing in all this is that this way it REALLY becomes a Community Project. Can you help? Please call or email:

Tom Burton
tburton@twbcoach.com
742-1377 (weekends)

Earl Walls
wallspalomar@aol.com
742-9993

Cliff Kellogg
clkellogg@earthlink.net
742-3701

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

December 1, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Saturday, December 1, 2007 and was called to order at 9:20 a.m. by Chairman, Tom Burton. Present was Action Committee Board Member Bonnie Phelps, Cliff Kellogg, Earl Walls and Tom Burton. Also present were Bruce Graves and Louise Walls. The meeting was held at the Community Safety Center House in very cold weather without a fire making defreeze difficult.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

A verbal defreeze was had. Tom mourned the fact that he thought the meeting was next Saturday. He indicated that Linda Thorne had called him at 8:00 a.m. saying she wouldn't be able to make it because of road closure. He assured her that the meeting was next week (wrong!).

The agenda was negotiated and the minutes of the November 16, 2007 meeting were approved as presented.

LAND REPORT

The group reviewed its normal real estate matters.

MODULAR BUILDING

Earl handed off to Cliff a registration document. He also indicated that he doesn't believe he's ever received the gift letter from the Fire Department nor has he signed over title to them. Tom indicated he thought that he had supplied Linda Thorne with a format of a gift letter. Tom also indicated that he knows that the appraisal had been done for the gift. All of this was to have been effective in December of 2006 so that it could be applicable to the Walls '06 tax return. Cliff indicated that he will take on research duties to clarify all of these issues.

COMMUNITY DEVELOPMENT BLOCK GRANT

Tom indicated that he had completed a contract review and reported on that to Linda Thorne and Earl. The contract incorporates by reference many laws, but Tom's view is that it contains within its "four corners" all that we really need to know and do. There was some discussion about what that consists of. The first order of business is location of a general contractor.

Bonnie and Tom discussed this: with Tom's belief being that we had a number of volunteers including general contractors. Bonnie thought that she had supplemented the general contractor list with names of people that she knew were general contractors on the Mountain. In any event, it was decided that Tom will create for Bonnie at least two messages. The first of which would be a general grant update and the second of which would be a request for a general contractor. Then, Tom and/or

Bonnie will make calls to the general contractors that we know are on the Mountain that we hope might be able to assist us.

The owners' representative per the PMVFD Board resolutions and that of this Action Committee will be Earl Walls and Cliff Kellogg. They will work with the general contractor to satisfy the CDBG contractual requirements.

After we have a general contractor, Earl and Cliff will break the project down into various manageable bites. We will then do regular recruiting via the Palomar Mountain News for volunteers for each of those bites.

The goal will to comply with the July 1, 2008 completion date – however, once we have the general contractor in place, we may work toward softening that in case inclement weather, slowness of volunteers and other factors tend to delay our completion. Tom also indicated that the contract had a sixty (60) day clause for extending the due date.

Cliff indicated that he had run across PMVFD five-year strategic plan that was done in 1992. A lot of time had been done at that point in time with respect to turning the house into a community center. He shared that with Linda Thorne. He thought that might be of relevance or interest to this Committee.

MODULAR TITLE / MODULAR PERMITTING

Earl indicated that Joe Ferrari at DPLU has made contact and will be our representative, hopefully, to expedite permit processing.

Earl doesn't know if they are softening on their request for elevations of all buildings built – not just that which is proposed to be added.

Earl has suggested that Cliff might be the best person to go to DPLU to deal with the counter people. Cliff indicated his willingness to do that – possibly with George. Earl felt either of them would be better than he – as he tends to have a relatively short fuse when it comes to these matters.

Earl is putting together all the papers for this trip. The approach will be: “here's what we have, is there anything else NEED?”

CSC HOUSE ROOF AND INSURANCE

As previously reported, a tree damaged the roof on the house. Cliff has an insurance adjuster notified and the claim has been made for this. The repair was not done before this rain.

Bonnie expressed concern over the claim causing an increase in insurance rates.

Cliff thought that the new construction under the CDBF grant would be cause for reinsuring the house anyway. Cliff indicated that currently it's insured for \$109,200, which he thinks is low. He wasn't sure what the deductible was, but also thought that was quite low. Bonnie also suggested having a deductible of like \$5,000 to save money on insurance as well. Two bids are in process on the roof repair, which hopefully will be accomplished before the next series of storms.

2008 CALENDAR

The Chair indicated the concept for meetings in 2007 have been to have one meeting on a Saturday before the PMVFD Board meeting and another meeting on two weeks cycle increments on a Friday. The PMVFD normally meets on a Saturday morning. The Saturday morning meetings would be at the CSC house. The Friday meetings would continue to be held at the Phelps house. Based on the PMVFD meetings being normally the first Saturday of each month, Bonnie was authorized to create a list of potential dates for 2008. That list will be appended to these minutes and reviewed at the next meeting.

CSC HOUSE RESPONSIBILITY

Bruce Graves raised the concept of having the Community Center of Palomar Mountain taking over calendaring, cleaning, maintenance and other management responsibilities for the CSC house. Cliff thought that had already been approved by the PMVFD Board. Cliff will check the minutes of the PMVFD Board to verify this. If this has not happened, then at the next PMVFD Board meeting Cliff will attempt to get a resolution and/or a letter transferring management to the CCPM.

ACTION COMMITTEE WEBSITE

Scott Kardel had maintained the Action Committee website. It's believed that this is now out of date. We will check with Scott to see if he's willing to continue to maintain the website. Bonnie suggested that when permits have been obtained, copies of the plans, pictures of progress, etc. should be added to the website to further encourage the volunteerism of both the general contractor and laborers involved in manifesting the improvements.

REFREEZE, NEXT MEETING AND AGENDA

The Chair indicated that next meeting is scheduled for Friday, December 14, 2007 at 4:00 p.m. at the Phelps' home. The agenda for that next meeting will parallel that of this meeting. There was a refreeze indicating that, since people had never thawed, there was no reason for them to freeze anymore and that they had no potential improvement points for the meeting whereupon it was adjourned at 10:15 a.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary

Needed
GENERAL CONTRACTOR FOR COMMUNITY CENTER

As most of the readers of the News know, our Community Center has \$50,000 to buy materials to improve the house next to the Fire Department. We also have plans to add two new handicap accessible restrooms, a new kitchen and a large deck (that hopefully in a year or so can be enclosed to constitute a meeting room.

We NOW need a General Contractor (licensed in California) to oversee this project. We have a long list of folks who have told us of their skills and desire to assist. We are willing to indemnify and hold the Contractor harmless. Our grant prevents us from paying for the contractor or any labor. The blessing in all this is that this way it REALLY becomes a Community Project. Can you help? Please call or email:

Tom Burton
tburton@twbcoach.com
742-1377 (weekends)

Earl Walls
wallspalomar@aol.com
742-9993

Cliff Kellogg
clkellogg@earthlink.net
742-3701

COMMUNITY CENTER UP-DATE

Mountain Friends and Neighbors:

You know we've been collecting ideas and cherishing dreams of a Community Center for years.

Most of you are also aware that we have received a Community Development Block Grant (CDBG) from the County that gives us \$50,000 of seed money to improve the house next to the Fire Station.

Thanks to Earl Walls, we have plans to re-do the Kitchen and bathrooms there, as well as adding a deck that will (with future CDBG monies??) give more large meeting space flexibility, and may ultimately become a meeting room.

The October fire storm, the rains, snow and winter in general will make near term work have to focus on inside improvements, but with Community volunteerism and support this can greatly enhance our collective Community resources.

Volunteerism is a key to the whole thing. The terms of the CDBG grant under which we are operating now **REQUIRES** that all the labor and supervision be **UNPAID!** What a wonderful thing to have money for materials and the opportunity to give to our Community. Stay tuned for involvement opportunities!

As the Chair of the "Action Committee" (composed of two members of the Community Center of Palomar Mountain, a IRS Section 501 (c) (4) non-profit foundation; and two members of the PMVFD, a IRS Section 501 (c) (3) tax exempt non-profit; along with one community at large member), feel free to contact me with any ideas you may have. Our Action Committee is charged with the oversight and 'action' coordination tasks—we're focused on getting us all a Community Center!

Holiday Best.....Tom Burton (tburton@twbcoach.com)

PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING

December 14, 2007

The Palomar Mountain Community Safety Center Action Committee meeting was held on Friday, December 14, 2007 and was called to order at 4:00 p.m. by Chairman, Tom Burton. Present were Action Committee Board Members: Bonnie Phelps, Cliff Kellogg, Linda Thorne, Earl Walls and Tom Burton. Also present during almost all of the meeting was Doug Lande.

DEFREEZE, AGENDA AND PRIOR MEETING MINUTES

After a defreeze, negotiation of an agenda and the approval of the prior meeting minutes, as modified, the following business transpired.

LAND REPORT

The Committee reviewed for Doug the status on various real estate inquiries and explorations it had been making.

MODULAR BUILDING

Cliff indicated that he doesn't know the status on the gift letter to Earl Walls or the title transfer on the modular units from Earl to the PMVFD. Cliff did report, however, that the trailer is insured in the PMVFD's name. At some time after the first of the year, Earl's son, Jim, will join Cliff and/or George in going to the County to try to work out any regulatory issues with respect to permits that may be entailed to have the building installed per plan.

Cliff indicated that he has written a letter for a possible grant through Sempra Energy that he thought was worth possibly applying for.

COMMUNITY DEVELOPMENT BLOCK GRANT

The discussion in this area revolved around several topics:

The relationship with the person in charge of administering the grants for the County needs some diplomatic handling. Earl has had several email exchanges but it not getting answers. Tom suggested that he would look at Earl's correspondence and see if there might be a way to make life more wonderful for the administrator and us – getting the clarity that we require. He also suggested that it might be appropriate to get George Lucia involved. In that regard, Tom has forwarded all of the emails to George and requested a discussion with him.

Earl has worked out detail as to how the improvements to the existing house would be done with CDBG grant monies. Tom and Earl have walked through that detail together. It looks to Tom like it's been very well thought out. Tom praised Earl's organizational and construction oversight efforts.

Ads for a general contractor are really what are needed to be done. Tom indicated that he would get those to Bonnie very near term.

OVERSIGHT OF PMVFD HOUSE

Cliff Kellogg indicated that he had done some minutes research to determine whether the full management of the house on the PMVFD property had been transferred to the CCPM per Fire Department Board resolution. He said that he doesn't have a definitive answer to that yet. There is a resolution about the PMVFD's desire to promote building for community use on a non-discriminatory basis back in 1999 that particular set of minutes excluded family reunions; any use needed to promote the PMVFD. He indicated that he would be doing more research and, if he didn't find an appropriate resolution, he would draft one and have it presented to the PMVFD Board.

ROOF REPAIR

Cliff also indicated that Tom Fortney had done some interim patchwork on the roof to the PMVFD home, which had been damaged by a tree limb. The insurance adjuster is going to allow its repair with just one bid. Tom Fortney will be doing that work.

Earl indicated that there are some water issues downstairs in the house that could become a problem. If the repairs can be done soon enough, perhaps this will not materialize into a mold or other more noxious issue.

Earl has suggested a "mud slab" – a thin layer of concrete to walk on rather than mud in the non-formal basement under story part of the PMVFD house.

The roof over the rear lower room will be the first priority. Earl thinks that would ideally be fixed before any other inspection issues arrive.

Cliff indicated that he will get Tom Fortney – and Doug Lande agreed to help – to work on temporary repair of the roof issue. In the short term, before clarification is had with respect to the responsibility for the Community Center House, PMVFD will have that responsibility.

WEBSITE UPDATE

Bonnie suggested that the CSC's website probably needs updating. Tom indicated he would talk with Scott Kardel in that regard. Bonnie thought it would be a good idea if the website included a "wish list," an area where people could go to find out how they could do things or what kinds of things might be needed for the Community Center.

TASK LIST

The task list was reviewed and updated.

REFREEZE, AGENDA AND NEXT MEETING

The Chairman indicated that next meeting is scheduled for 8:00 a.m. Saturday, January 5, 2008, just before the PMVFD Board meeting. The agenda will roughly parallel for that for today's meeting. After a refreeze, the meeting was adjourned at 4:55 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary