

## Stage Project Update

On April 6, 2017 a working group/executive board meeting was held to discuss the Schoolhouse Stage Project. After discussion and review of the Schoolhouse Stage Project budget, past expenditures and the board's bylaws (see below) it was agreed that the project would be split into two phases.

### **Phase I:**

Completion of the foundation, wood decking, grading to the ramps, temporary but aesthetic safety railing and functional electrical to stage platform.

With Phase I completion, the community would have a platform on which to host music or other events. The money in the current stage account could be used to complete this phase.

An industrial tarp would need to be purchased to protect the wood deck when not in use. A large steel frame (temporary) canopy could be purchased and erected on the deck for scheduled events. Plywood portable walls, similar to the ones in the Hall, could be constructed and used to help buffer sound.

### **Phase II:**

Phase II (Raise the Roof) would proceed only when a financial budget based on bids from licensed contractors (as costs are unknown and in light of the fact that the bylaws require a 2/3 majority vote of the general association membership to initiate any expenditure over \$10,000) has been obtained. Volunteer labor could be used if it falls within the GICCA Insurance guidelines. Questions on the upcoming community survey will confirm if the Guemes community supports moving into Phase II of the Project (walls and roof) once a cost estimate is completed.

The Board has received a generous offer by a community member to pay for "raising the roof" if a licensed contractor of their choice is used to complete the work. Bids will still need to be obtained for building the walls etc. prior to construction of roof. If walls costs exceed \$10,000 community survey will ask residents if they support completion of Phase II of the project minus roof costs (community survey will be sent out once estimates are received for costs).

### **Board's Bylaws State:**

*The Board shall not:*

*2) go beyond the planning stage on any project where the total expense is projected to exceed \$10,000, without the approval of the membership.*

*The members must be notified, at least four weeks in advance, of any meeting at which such plans will be discussed. Such plans/projects require a two thirds vote of the members, in attendance at a scheduled meeting.*

### **Who Owns the Project?**

As there has been a question raised by a segment of the community as to who owns and controls the Schoolhouse Stage Project the by-laws clearly state;

*The Board shall have custody of all real and personal property belonging to the Association, maintaining adequate insurance coverage and the legal documents accorded to such properties.*

*The Board is responsible for all Association business and is empowered to borrow funds and to acquire, buy, sell or mortgage property, real or personal, on behalf of the Association . . .*