



Boulder Dance Coalition

Music, Dance & Folk Culture

6185 Arapahoe Road

Boulder, CO 80303

BDC Board Meeting - Minutes

2 November 2017 at the home of Susan Smith.

President Larry Utter called the meeting to order.

Present:

Susan Smith, Steward Hartman, Larry Utter, Jim Borzým, Radu Popescu, Chuck Palmer, Bill Johns, Caroline Stepanek, Deborah Howard, Willard Crary, Do Verdier, Joseph Snowhawk, Rick Thompson.

We have a quorum.

Absent:

Susie Reisser.

Guests:

Ingvar Sodal, Sally Sodal, Nancy Ellinghaus.

Approval of Minutes:

Minutes of prior meeting were approved.

Treasurer's Report:

There is \$6,213.63 in BDC Chase account.

Open Discussion About Recent Special Events:

Various comments about Halloween weekend events especially the Vampire Ball by "The Society". A heavily decorated event, with a lot of stuff. The only issue noted was final cleanup. Jim S. had arranged for extra cleanup. There was a slight issue with the stage-front lights which were removed, but that has been corrected.

Remarks also about the "Bedpost Confessions" event. Remark that one renter does not control the entire entry area when there are multiple renters using the Avalon.

There was also a slight issue with the Wild Goose Ball with the track lights at the front of the stage.

Avalon Report:

Rooftop HVAC units have been serviced.

Chuck is working on the parking lot PV system.

There is a proposed new ITC tariff 5% on new PV systems.

Folk Dancers Investment Group (FDIG) Presentation by Ingvar Sodal:

Ingvar is one of the Executive Directors of FDIG, and the Manager of the property.

The FDIG property was sold in November 2017 for \$1.6 Million.

The property to the west was sold to the same purchasers for about the same amount (Element Developer. Same group that developed the old Snarf property.)

Ingvar presented a check to BDC in the amount of \$375,325.96. This is the initial distribution by FDIG for the sale of the property. There is an accompanying letter; see attached. There will be another check for approximately \$5,000 delivered to BDC sometime near the end of the 2017 calendar year.

The overall average annual internal rate of return was 12% over the twenty years.

This was a very important community effort. The first five years prior to purchase by FDIG (1991 – 1996) the studio portion of the building was rented by dance groups. It had a good wood floor, cinder-block walls, and a noisy space heater. Tink Wilson fixed up the space quite a bit. (Acoustical panels on the walls, benches, lighting, audio cabinet, etc.)

Sally Sodal remarked that about the importance to the community of the Pearl Street Studio.

Topic: Interpersonal Harassment and Should We Do Something About It?

The originating question is whether we should post specific rules for appropriate/inappropriate behavior at Avalon that pertain to potential interpersonal harassment, as suggested by Larry.

There was general discussion of this topic with many points of view expressed.

Caroline offered that there are two different issues; firstly 'a specific incident and what to do about that. Secondly, what does BDC want to do about this issue in the broader sense? These are two different things.'

Our recently posted policies already address consideration of interpersonal behavior.

There was a discussion about 'what to do next?'

Rick and Steward suggest that we bring in Melissa Michaels to talk to us.

Bill suggests working up a statement, then think about it and discuss it further.

Larry opined; 'We should know our stance. We should know our policy.'

Susan stated; 'People know our position. We don't need to state any more kinds of policy.'

Finance:

Chuck said some bookkeeping issues have come up.

\$500K to \$700K will be required for paving the parking lot. Chuck anticipates a capital call to pave the parking lot.

Steward recommends a Finance Committee meeting in the near future.

There will be big expenses for the photovoltaic system and the support structure; three to five million dollars for these systems.

Therefore, we should take time to evaluate where we will in near future need to spend money before we commit the funds received in the FDIG distribution. I.e. not purchase percentage shares in Avalon at this time.

Where can we invest this large amount to get some gains? Schwab account? Short-term deposit? The Finance Committee should determine where to hold this money.

Susan commented that she's heard of an account where non-profits can park money at a favorable interest rate.

Next Meeting:

7 December 2017 at Susan's House

Attachment:

Letter from FDIG

Submitted by Jim Borzým, due to the absence of our official Secretary

Folk Dancers Investor Group LLC
1550 Moss Rock Place
Boulder CO 80304
(303) 443-7538

October 28, 2017

Dear Economic Interest Holders Folk Dancers Investor Group (FDIG):

Our property at 2126-28 Pearl Street in Boulder was sold on October 17, 2017, for \$1,600,000. We purchased the property for \$485,000 on August 20, 1997. It has been a good run. We have provided a home in the Pearl Street Studio for the Boulder dance community and at the same time we have returned more than 12% annually on the investment we made 20 years ago.

This is the first of the two final distributions you will receive, and it represents the bulk of all of FDIG's assets. The final distribution will be made in December when the final accounting is completed. The plan is to close FDIG before December 31, 2017.

The distribution check enclosed and the one you will receive in December represent income to you. However, this is not the amount of taxable income from FDIG that should be reported on your 2017 tax return. What should be reported on your 2017 tax return is your share of the total taxable income of FDIG for the year 2017. The information required for your tax return will be contained on the K-1 form that you will receive from the FDIG as soon as the 2017 partnership tax return has been filed. Your K-1 will therefore be available to you before you file your 2017 taxes in 2018.

If you have questions or comments, please feel free to contact Ingvar at sodaling@norsk.us, or call at 303-249-3695

Sincerely yours,

Susan Jones, Ingvar Sodal, Stan Wilkes
FDIG Members

Enclosure:
Distribution check