



**South Bay Community Center
Board of Directors Meeting
Minutes February 16, 2026**

Present: Gary Katayama (GK), Jill Dubois (JD), Gary Dove (GD), Violetta Vallin (VV), Chuck Cribbs (CC), Keith Swanson (KS), Richard Margetson (RM), Bob Crizer (BC)

Absent: Cherrie Katayama (CK), Dick Pacoan (DP), Valerie Darnell (VD)

Guests: Chuck Snead, Elaine Watson, Karen Swanson, CSD President Chuck Cesena, Tom Tegden LOCAC

Call to Order: 5:58 pm

Agenda item moved up to allow guests to be present prior to proceeding with the full agenda:

Solar proposal for SBCC as Emergency Center update- GK reports he met with CSD General Manager Ron Munds who requests that the SBCC look at a solar energy system only, without the generators as had been approved by SBCC Board. HE reports the system will have a connector to plug in a generator if/when needed in a sustained outage. The proposal includes ownership of the system by SBCC. RM reports that PHP has a funding package which stipulates that CSD does not want a hybrid lease: PHP \$15K, LOCSD & up to \$35K; proposed rent reduction for PHP net \$10K over the course of the lease; Private donors \$2K, Golden State Water \$1.5K; VIVA owners \$2K donation; additional private donor \$500; upcoming fundraiser \$2.2K. With a total of \$72K needed, there is still a deficit of \$4.8K.

M/CC S/KS to approve the project of solar installation by VIVA with the above financing as accepted by the CSD and PHP. Carried with one abstain (MF)

Approval of Minutes January 19, 2026, M/GD to approve S/VV Carried with RM abstain due to absence

Office Manager's Report (VD): no report

President's Report: Gary Katayama

Security requirements addition to the rental agreement original when alcohol was to be served was approved by the Board in October of 2022 but has not been enforced due to

lack of available security agencies and a prohibitive cost which is a barrier to rentals. MF questions liability of any consequences related to alcohol being served. GK reports few if any incidents have occurred since closing time was changed to 10 PM vs the previous midnight time limit for closing the building. CC requests that GK look in to insurance to cover the building/ Board liability when alcohol served

Review of Financials: Keith Swanson, Financial Committee Chair

January 2026

YTD by month – sewer charges (GK) reports the billing doesn't occur monthly which is why the it does not show on the monthly statements. Increase in gas usage noted. GK to research.

CPA fees (RM)- KS to research & recommend

Member Organization Reports:

- People Helping People: Rep. Richard Margetson- Needs & Wishes netted \$90,154.50
Bell ringing for the Salvation army raised \$14,605
- Rotary Club of Los Osos: Rep, Dick Pacoan- Super Bowl Pool for Polio underway.
Community Blood Drive being sponsored March 10th in grocery Outlet parking lot
- LOBP Chamber of Commerce: Rep. Gary Dove reports new officers have been installed. They are now meeting in person at the new office space on Monday morning
- Kiwanis of Bay Osos: Rep. Cherrie Katayama- no report

Standing Committees:

- **Budget & Finance** Chair: KS several CDs are coming due or are due for re-investment
- **Executive Committee** Members: GK, JD, CK, MF Chair: GK no meeting this month

Possible vacating the lease- update GK: Vacating SBCC lease with SLO County & dissolution of SBCC, Inc. GK reports an estimate for \$2500 for an attorney to start dissolution process. Decision to hold action until the meeting between SBCC, PHP & county counsel takes place.

Contract Renewal Sub-Committee: Drafts for the Board approval to begin in August/September

- **Facilities:** Chair: GK Members: BC, GD

Replacement of side curtains: two bids received . One vendor is known and liked by members of the Board for replacement side curtains to be self-installed. M/GD S/RM to award contract to Rosebrand. Carried

- **Fundraising Committee** Chair: DP Members: VV, JD, CK, DP

Draft postcard mailing- update. The committee met and came up with a final draft. DP unavailable to present final

Wine Raffle- schedule for 2026 pending date being set

- **Operations Committee** Chair: MF Members: MF, GK, JD, CK, VD no meeting

Code of Conduct- Draft in review

Short notice rental- add to rental process P&P

Frequent renter security deposit requirements

- **Program Committee** Chair: VV Members: VV

Community classes follow up report: three classes currently running with 4-12 attendees. RM an issue with the music being very loud. GK will follow up

- **Bylaws Committee:** Chair: GK Members: KS, CK, MF, GK

Draft revision presented at the last meeting. M/GD S/CC to approve revisions Carried with 1 abstain (RM)

Ongoing Business:

Conflict of Interest Statement & Board Job Description signatures- MF distributed to those not yet complete. One remains outstanding (DP)

Solar proposal for SBCC as Emergency Center update- RM see first item

Replacement of tables- update RM four tables were found to be broken and not repairable. 5 new tables were purchased @\$80 each. Remainder will be purchased from proceeds of the next PHP fundraiser rummage sale.

Meals That Connect – possible program changes impacting SBCC rental- RM reports the new Exec Dir s now in place. PHP is subsidizing the 3% increase in rental of SBCC & proposes to cover the entire rental amount of \$5000/year with some of the proceeds from the annual Needs & Wishes fundraiser. Still no assurance that the program will remain in Los Osos vs consolidation with Morro Bay in the future.

Building Inspection Report follow-up re parking lot drainage-RM – discussions continue MF reports the parking lot lighting has still not been fixed

New Business: -

Executive Committee election process. MF reports just one Director term expired April 30th for Jill Dubois. She will need to apply and have a Board vote for a new 3 year term.

Nominations will be open for Executive Committee at next meeting. Reminders that nominees must have accepted the nomination to be on the ballot. MF will allow her term to expire without applying for a new term which includes the secretary position which will be vacant.

For The Good of The Organization:

None

Adjourn: 6:55 pm

Next Meetings:

Executive Committee Apr 13th, 2:00 at SBCC

General Board Apr 20th , 6:00 at SBCC