

July 8, 2025

## **Bodega Volunteer Fire Department**

### **Minutes - Regular Meeting of the Board**

Board Members Present: David Hamilton, President. Ron Albini, Vice President. Sarah Molica-Dougherty, Treasurer. James Piazza, Secretary.

Board Members Absent: None

Others in Attendance: Gold Ridge Chief Schroth-Cary, Gold Ridge Board Member Chris Tachouet, 80-100 Community Members

Meeting Called to order at 7:42 PM

Topics Discussed:

1. Approve Meeting Minutes
2. Update on Lease and Equipment
3. Treasurer's Report, including 501C3 Update
4. Big Event
5. Election of New Officers

- I. Meeting Minutes from June 10, 2025, were approved.
- II. Update on Gold Ridge lease and equipment. With approval from the BVFD Board, Eric Koenigshofer met on July 8, 2025 with Gold Ridge Chief Schroth-Cary and Darrin DeCarli.

#### **Meeting Summary: GRFD & BVFD Lease Agreement Discussion**

Following the meeting, a working agreement was reached outlining the terms for a 1-year lease between Gold Ridge Fire District (GRFD) and Bodega Volunteer Fire Department, Inc. (BVFD). Key points of the agreement include:

#### **Lease and Responsibilities**

**Lease Term:** 1 year.

**Property Expenses:** GRFD will be responsible for property taxes and insurance for all three buildings.

**Vehicles:** Existing trucks and vehicles will remain at the Bodega station and continue to be used until the end of their service life, after which ownership will transfer to GRFD.

#### **Staffing and Facility Use**

**Staffing:** Bodega Station will be staffed 24/7 by a Captain and an Engineer, with a third position supported by a stipend.

**Facility Modifications:** GRFD agrees to design and submit an application for necessary housing modifications to Permit Sonoma within 90 days of the agreement's execution.

**Septic Systems**

There are two septic systems serving the three buildings.

**Fire Station System:** GRFD will be responsible for pumping in the event of failure.

**McCaughey Hall System:** BVFD will be responsible if this system fails.

If a new septic system is required, the cost will be shared based on percentage of usage.

GRFD is only financially obligated for a new system if a 15-year lease is in place.

**Rent**

**Rent** is yet to be finalized and will be determined at a later date.

**Community Discussion and Advisory Vote**

During the meeting, Eric Koenigshofer (BVFD) and a GRFD representative addressed community questions regarding:

Proposed rent

Lease duration

Retention of vehicles at the Bodega Station

Station maintenance and repairs

Plans to reopen the station

An advisory vote was conducted among attendees:

**Approval of terms negotiated** by Eric Koenigshofer (BVFD), Chief Schroth-Cary, and Darrin DeCarli (GRFD):

**90% in favor** (show of hands)

**Approval of a 15-year lease term:**

**63% in favor**

**Approval of rent at \$1.00 per year:**

**60% in favor**

*Note: Attached are the official meeting notes as recorded by Eric Koenigshofer*

III. 501(c)(3) Status and Tax Compliance Report:

The organization's 501(c)(3) tax-exempt status was previously suspended by the California Franchise Tax Board due to unfiled tax returns for the period covering July 1, 2019 through June 30, 2023. Additionally, penalties were assessed by the IRS, totaling \$19,180.62. The organization has since taken corrective action, and the IRS Exempt Determination Letter was officially received on July 7, 2025, confirming the reinstatement of federal tax-exempt status.

Treasurer's Report Current Financial Balances (as of July 8, 2025):

- Exchange Bank (as of June 30, 2025): \$61,227.90
- Morgan Stanley Account: \$431,752.60
- Total Funds Available: \$492,980.50

- IV. The Big Event is scheduled for August 3, 2025. ABC and Sonoma County permits are both complete. BBQ will be beef & chicken. Dessert donations are needed by the community. Volunteers are needed to set up Saturday, Sunday during the event, and clean up at the end of the day. Donations of raffle prizes are also needed.
- V. The Election of Officers for the 2025–2026 term was conducted during the meeting. Eric Koenigshofer, assisted by three volunteers, facilitated the voting process. Ballots were distributed to all eligible voters, and the results were as follows:
- President: David Hamilton
  - Vice President: Ron Albin
  - Treasurer: Sarah Dougherty
  - Secretary: James Piazza
- The newly elected officers will serve for the 2025–2026 term, effective immediately.
- VI. Meeting adjourned at 9:12 PM.

Next meeting August 12, 2025, 7:30 PM at McCaughey Hall.

#### **Lease Agreement and Equipment Transfer Update after July 8, 2025 Meeting**

On July 9, 2025, the Gold Ridge Fire District (GRFD) held a meeting to review the terms of the proposed lease agreement, previously discussed with Eric Koenigshofer (BVFD), Chief Schroth-Cary (GRFD), and Darrin DeCarli (GRFD).

Following that meeting, on July 11, 2025, a 1-year lease agreement was formally signed by David Hamilton (BVFD) and Darrin DeCarli (GRFD). (*Lease agreement is attached.*)

As of July 27, 2025, GRFD has not yet insured the Bodega Fire Station nor opened the facility, as required under the terms of the agreement.

On July 11, 2025, BVFD initiated the process with FEMA for the transfer of equipment to Gold Ridge Fire District. In connection with this, an Equipment Maintenance Agreement for the Bodega Station was signed by Chief Schroth-Cary (GRFD). Final signature from BVFD is pending, contingent on GRFD providing the necessary insurance coverage and opening the station, in accordance with the signed lease dated July 11, 2025.