

Moonflower Community Cooperative

Board of Directors Minutes

1/19/23 5:30 PM

MARC Stage Room

Present: Emily Stock, Jessica Dye, Kaitlin Myers, Sherri Griffith, Derek O'Neil, Shane Huggar, Judy Savarese, Alison Anders, Kendra Cupps, Josie Kovash, Jonny Jew

Mission Statement: *The Moonflower Community Cooperative provides socially responsible foods, goods and education to promote a healthy, sustainable community.*

Vision Statement: *Cultivating holistic community wellness, The Moonflower Community Cooperative serves as a hub for the exchange of ideas and inspires prosperity through a culture of inclusion and collaboration that nurtures a healthy mind, body and spirit in harmony with nature.*

5:30 PM: **OWNER COMMENTS**

5:35 PM: **AGENDA CONSENT**

1. January agenda corrections/additions
2. December minutes approval-Judy motions to approve, Jess seconds, all in favor (Jonny absent)

5:40 PM: **DISCUSSION:**

2. Derek to discuss deli ops—definitely bigger kitchen space a priority, limited in what can currently be done in the deli, including catering. If Moonflower opens a secondary location with a bigger kitchen, how could it serve the downtown deli and augment its capacity. We would of course need more deli staff, and turnover has been an issue. Alison asked if housing is an issue, and Derek says of course. Discussion of what short term/transitional staff housing might look like.

3. Idea exploration: Kaitlin Meyers and Sherri Griffith from MACLT to present options and Q&A about a secondary Moonflower location at Arroyo Crossing in Spanish Valley

-Kaitlin: no funding to offer, but would actively partner in a secondary location. 3 sites in the master plan are designated for commercial use, and that will hopefully include daycare and a Moonflower-type store. 1 commercial site is included in the current phase, other 2 are in the next phase. Currently zoned Rural Residential, so we would have to petition Planning/County Commission for a commercial rezone, which conversations with P&Z indicate will not be an issue. Not sure yet what the cost of the lot would be, but it will be significantly less than market value because of the land trust model. 3 stories is allowed, so Sherri thinks store on first level, kitchen on second level, maybe housing on the third level. Idea of a coffee shop and other ways to make it more of a community space. Bike path accessibility, at least 15 parking stalls. Moonflower would pay for the lot and build the building, and would have the ability to sell if needed within the Land Trust model. Kaitlin guesstimates the ground lease at \$80,000. The first

site is .37 acres, and the other two are comparable. There could be discussion for increased acreage as needed, since there are no actual lot lines.

-Next steps: Kaitlin and a board member (maybe Josie) should have a meeting with P&Z, discuss costs and financial capacity

4. Committee formation for possible Arroyo Crossing store:

-Financial Committee-Judy, Jonny, Kendra

-Building Committee-Josie, Emily, Jess, Alison

Discussion on workflow: maybe need a project management platform, either Slack or Osana or something similar. Kendra and Josie will meet and talk about options, and consider something that works equally for store operations. Something for 10-20 people

5. Owner Survey 2023

-add Arroyo Crossing store, etc. Emily will start a document for all to add to.

6. Board Retreat April 2023

-perhaps bring facilitator in for one day instead of two to cut costs and build off of the 2022 Board Retreat, really focus on further strategic visioning. Perhaps we only need 1 full day.

-Tentatively plan on Friday 4/14 evening sesh (5:30pm) and Saturday 4/15 9-2 (longer as needed)

7. Meeting location until spring

-February meeting will be on the 23rd, and will meet in the Library meeting room

-March and beyond may be able to be outdoor meetings again

7:05 PM: **REPORTS**

8. GM Store report & additions

-steady increase in end of year owner sale revenue

-discussion of current parking situation with construction project next door, good thing it is off-season

-new deli table is wonderful, but it would be nice to have something lower for ADA, elderly, kids etc.

Items from Maggie:

-question for how long to keep the minutes on the website—1 year should be sufficient

-10th anniversary of co-op this year—ideas for celebration: block party, community potluck—owner engagement committee can work on brainstorming and planning, can also discuss at the retreat

9. Committee reports

Board Recruitment Committee: Emily (chair) & Jess

Owner Engagement Committee: Judy(chair) & Jess & Brook & Alison & Kendra

Personnel Committee: Judy (chair) Jess & Brook

Financial Committee: Jonny (chair) & Emily & Josie & Kendra

Policy Committee: Jonny (chair) Emily & Josie

7:21 PM: **POLICY REVIEW:**

BOD self-monitoring surveys-Section 4:1 Local Healthy Food–think about decreasing selection of non-organic items (Driscoll’s) 4:2 Local Economy–ways to increase local production, business incubator, seed to start \$, Arroyo kitchen potential, etc. 4:3 Community Center–good, still climbing out of COVID effects on this, noticeable increase in Spanish speaking customers, so important to keep reaching out to other demographics, reach out to international restaurant owners etc. 4:4 Education and Health–more transparency and education on ingredients policies, product education etc. 4:5 Environmental Awareness–doing good, and always room to grow! Zero waste, carbon footprint, sourcing, etc.

7:40 PM: **ACTION ITEMS:**

10. GM monitoring report-Judy motions to approve, Kendra seconds, all in favor

7:41 PM: **ADJOURN -Jess motions to adjourn, Judy seconds, all in favor**