

Friends of the Joaquin Moraga Adobe
Monday, January 24, 2011
Nineteenth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Connie Boero	Leasa Raya
Bobbie Landers	Kent Long
SB Master	Stewart Bowers
Jeff Boero	Ron Louis

III. Adopted Minutes from the last meeting, December 20, 2010 with the correction that Ron Louis was in attendance.

IV. Developer's Proposal

- a. Bobbie Landers presented an 'overlay' development plan from Michael Olson that represents the developers interpretation of proposed changes discussed at the December 4 site visit. This plan generated much discussion regarding FJMA's response. The group would like to meet with the developers the week of February 21. This date is guided much by the scheduled 7:30 PM March 8 Orinda City Planning Commission meeting and other advance activities.

V. Status of contact with supporting organizations

- a. Kent Long to contact Mary McCosker at Lafayette Historical Society to schedule the Adobe video presentation. A similar presentation to the Moraga Town Council also has to be scheduled.
- b. Bobbie Landers to make contact with Brandt Anderson and Don Tatzin of the Lafayette City Council.
- c. Representatives from FJMA are scheduled to attend upcoming Orinda Mayor's Community Liaison meetings. Kent Long is tentatively scheduled to attend the February 7 meeting and Jeff Boero is tentatively scheduled to attend the March 7 meeting.

VI. FJMA March Board Elections

- a. A Board Member nominating committee consisting of Leasa Reya, Ron Louis, SB Master and Kent Long was established in preparation for the March Board elections.

VII. Treasurer's Report

- a. FJMA's 501(c)(3) application was submitted in November 2010. Confirmation is expected in 90 days from filing date. Filing fee was \$400.
- b. Membership Dues: As noted in last month's meeting, annual membership dues of \$25 will distinguish payees as voting members. A letter will be drafted and sent to all members this month or early next. The website will also be updated with donation instructions.

VIII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:05 PM.
- b. Next meeting will be held at 7:30 PM on Monday, February 28 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga (Normally scheduled meeting of February 21 was rescheduled because of the Presidents' Holiday).

Friends of the Joaquin Moraga Adobe
Monday, February 28, 2011
Twentieth Formative Meeting

I. Meeting called to order at 7:45 PM

II. Members in attendance:

Connie Boero
Bobbie Landers
Jeff Boero

Leasa Raya
Kent Long
Tania DeGroot
Marilynn Terstegge

III. Adopted Minutes from the last meeting, January 24, 2011.

IV. Developer's Proposal

- a. Briefly reviewed a proposal promoted by an Adobe neighborhood group, Preserve Adobe Land. In summary, the preferences of this group include: allocating 5 acres for the Adobe lot; preserving Adobe Lane in its current location; providing for emergency access to the development; the construction of a foot bridge linking Del Rey School and the Adobe site.
- b. Significant discussion among the attendees on the creation of a counter proposal to the developer's last submittal. This counter proposal will be fully developed within the next week for formal submission.
- c. FJMA will research Don Manuel's 1970's development proposal and confirm that the Contra Costa Planning Commission at that time may have suggested or insisted on a 5 acre allocation for the Adobe site. Contact with Tony Dehaesus, then a County Planning Director, will be attempted.

V. Status of contact with supporting organizations

- a. Kent Long to make contact with Dorothy Walker of the Lafayette Historical Society (LHS) to see if she and/or a representative group from LHS could attend the next Orinda Planning Commission meeting.

VI. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:20 PM.
- b. Next meeting will be held at 7:30 PM on Monday, March 21 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, March 21, 2011
Twenty-first Formative Meeting

I. Meeting called to order at 7:37 PM

II. Members in attendance:

Connie Boero	Kent Long
Bobbie Landers	Teresa Long
Jeff Boero	Tania DeGroot
Sue Harris	Marilynn Terstegge
Ron Louis	SB Master

III. Adopted Minutes from the last meeting, January 24, 2011.

IV. Development Plans and Proposals

- a. On Friday, March 18, FJMA representatives Kent Long, Ron Louis, Bobbie Landers and SB Master met with developer representatives Michael Olson and John French and Orinda City Planner, Richard Yee, to discuss FJMA's response to developer's latest proposal. This response is detailed in the "Friends of the Moraga Adobe - Site Proposal" dated March 14, 2011.
 - Discussed moving access road south of the Adobe further southward to allow more use of the walled garden area.
 - FJMA requesting that developer rehabilitate Adobe to 1841 status and provide for separate structure including restroom facilities, a catering kitchen and a single large meeting room. Developers generally receptive to Adobe rehab proposal but less enthused about providing separate structure. Developer suggested that restrooms and other desired facilities could be incorporated into existing Adobe building. FJMA prefers not to compromise Adobe with ancillary facilities.
 - Lots 12 & 13: FJMA proposed eliminating Lot 12 to preserve unobstructed view shed. Developers will review lowering building 'footprint' on Lot 12 and Lot 13. Orinda City Planning Director Emmanuel Ursu had also promoted lowering Lot 12 building site.
 - Developers are open to considering allocated space for parking provisions adjacent to Adobe.
 - Del Rey footbridge and path: Still an open discussion, although developers not necessarily opposed to footpath from existing Adobe Lane area up to Adobe. It was also noted that sidewalks are not planned for Adobe development.
 - Preliminary agreement between developers and FJMA that whoever owns Adobe parcel would contribute to maintenance of common road.
 - FJMA reasserted its position that ownership of the Adobe shall not rest with the development's homeowner association.Developers are scheduled to formally respond to the above.
- b. The Orinda Landmark Committee is scheduled to come out with its position regarding the Adobe development this week.
- c. Bobbie Landers hopes to speak with the Monte Lindo Garden Club regarding its potential interest in maintaining the garden and grounds around the Adobe.

- v. Status of contact with supporting organizations
 - a. Kent Long, Bobbie Landers and SB Master met with Steve Falk, Lafayette City Manager. Falk provided valuable input, expressed interest in lending at least moral support to FJMA's efforts, but could not pledge City financial support at this time.
 - b. FJMA is tentatively confirmed as an agenda item on the Moraga Town Council's meeting on April 13. Adobe developers may also be making a presentation.
 - c. Orinda's City Manager, Janet Keeter, has agreed to meet with FJMA to help set up a budget in support of FJMA's activities.
- vi. FJMA Board Elections
 - a. Board elections have been postponed until April 2011 Board Meeting
 - b. Current Board members to send Kent Long their individual expression of desire to continuing serving as FJMA Board member.
- vii. 2011 Orinda July 4th Parade
 - a. The Board agreed that FJMA again wants to participate in the Orinda 4th of July Parade this year. Jeff Boero to write letter to Steve Westfall requesting funding for the horse and wagon used in past year's parades.
- viii. Fundraising
 - a. The draft letter to FJMA membership reminding them of FJMA's 501(c)(3) status and need for funding will be reviewed and sent in the coming weeks.
 - b. Web sites such as Causes.com and similar sites were discussed. Kent Long will look into 'Save the Historical Places'
- ix. Adjournment / Next Meeting
 - a. The meeting was adjourned at 8:50 PM.
 - b. Next meeting will be held at 7:30 PM on Monday, April 18 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, April 18, 2011
Twenty-second Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Connie Boero	Kent Long
Bobbie Landers	Teresa Long
Jeff Boero	Tania DeGroot
Sue Harris	Bourke Harris
Ron Louis	Lance Beeson
	Leasa Raya

III. Adopted Minutes from the last meeting, March 21, 2011.

IV. Development Plans and Proposals

- a. No update from developers from March 18 meeting in which FJMA presented its proposal to the developers with Orinda City Planner, Richard Yee in attendance.
- b. The next Orinda Planning Commission meeting appears to be tentatively set for end of May, at the earliest.

V. Status of contact with supporting organizations

- a. The Orinda Historic Landmarks Committee (HLC) submitted a position statement to the Orinda Planning Department. Sue Harris provided a copy. The HLC letter contains 9 points and is in general alignment with the positions of FJMA.
- b. Bobbie Landers met with the Montelindo Garden Club to assess its interest in participating in the continuing landscape and planting maintenance at an eventual Adobe site. Montelindo's response was a positive one. They will await further direction or requests from FJMA.
- c. Kent Long and Bobbie Landers are scheduled to meet with the Moraga Town Manager on Friday, April 22 to pursue a potential joint operating agreement for the Adobe project.

VI. Media

- a. Jeff Boero to make contact with Andrea Firth of Lamorinda Weekly to update her on the HLC position statement and other recent activities, including recent photos. Similar contact will be attempted with Lamorinda Patch.

VII. FJMA Board Elections

- a. Board elections have been postponed until May 2011 Board Meeting.
- b. Current Board members were again requested to send Kent Long their individual expression of desire to continuing serving as FJMA Board member.

VIII. 2011 Orinda July 4th Parade

- a. Jeff Boero has Steve Westfall's contact information and will send a letter in the coming week requesting funding for the horse and wagon used in past years' parades.

IX. Treasure's Report / Fundraising

- a. The draft letter to FJMA membership reminding them of FJMA's 501(c)(3) status was sent recently to membership list. Six responses were received, including a \$1000 donation.
- b. Kent Long to send a personal letter to William White, past resident of the Adobe, to update him on FJMA's activities and progress.
- c. FJMA's 2010 tax return has been filed.
- d. The FJMA website has been updated.

X. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:32 PM.
- b. Next meeting will be held at 7:30 PM on Monday, May 16 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, May 16, 2011
Twenty-third Formative Meeting

I. Meeting called to order at 7:45 PM

II. Members in attendance:

Connie Boero
Bobbie Landers
Jeff Boero
SB Master

Kent Long
Teresa Long
Tania DeGroot
Leasa Raya

III. Adopted Minutes from the last meeting, April 18, 2011.

IV. Board Elections

- a. The following members were unanimously elected as the 2011 / 2012 Board of Directors for the Friends of the Joaquin Moraga Adobe: President – Kent Long; Vice President – SB Master; Treasurer – Leasa Raya; Secretary and Publicist – Jeff Boero; Directors-at-Large: Tania DeGroot, Ron Louis, Elsie Mastick, Lance Beeson

V. Development Plans and Proposals

- a. No updates or word from developers on FJMA's proposal to them in March.
- b. There is a proposed joint meeting between the Orinda City Council and Orinda Planning Commission in which the Planning Commission will update the City Council on current significant events

VI. Status of contact with supporting organizations

- a. Bobbie Landers met again with the Montelindo Garden Club to update the Garden Club on FJMA activities. The Garden Club remains generally supportive and a more details from FJMA.
- b. Kent Long and Bobbie Landers met with the Moraga Town Manager Jill Keimach on Friday, April 22 to pursue a potential joint operating agreement (JOA) for the Adobe project. Ms. Keimach expressed support for the project but was reserved in her full support of a JOA.
- c. FJMA has become aware of the potential support of a Del Rey 5th Grade teacher, John Moran. Apparently Mr. Moran incorporates the Moraga Adobe into his instruction curriculum and has spoken of the Adobe's value to the community.

VII. Media

- a. Andrea Firth has expressed interest in publishing an article updating FJMA's activities. Kent Long to provide recent photos to Jeff Boero for forwarding to Ms. Firth.

VIII. 2011 Orinda July 4th Parade / Community Events

- a. Leasa Raya provided a check in the amount of \$55.00 that Jeff Boero will submit to the Orinda Association, along with an application for a booth at the Orinda 4th of July event.
- b. Jeff Boero will make contact with Steve Westfall to confirm his sponsorship of the FJMA parade entry and thank him for his continuing support.
- c. FJMA will have a booth at the May 20th 'Orinda Connects' Community Faire

IX. Treasure's Report / Fundraising

- a. Treasurer Leasa Raya reported an account balance of \$1,803.00

X. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:45 PM.
- b. Next meeting will be held at 7:30 PM on Monday, June 20 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, June 20, 2011
Twenty-fourth Formative Meeting

I. Meeting called to order at 7:35 PM

II. Members in attendance:

Marilynn Terstegge
Elsie Mastick
Jeff Boero
SB Master
Lance Beeson

Kent Long
Ron Louis
Tania DeGroot
Bourke Harris
Sue Harris

III. Adopted Minutes from the last meeting, May 16, 2011.

IV. Development Plans and Proposals

- a. No updates or contact with developers since FJMA's proposal in March.
- b. City of Orinda was to prepare recommendation on 'negative declaration'. No word update on next Planning Commission meeting for initial hearing – assume late-July at the earliest. Kent Long will check in with Emmanuel Ursu.
- c. City Planning Commission apparently met with developers, reportedly in small groups, at the Adobe site 3-4 weeks ago. Should this be true, the Board and membership are very disappointed, as it was FJMA's expectation that representatives from FJMA would be included in the Planning Commission visit. Kent Long will attempt to make contact with the Chair of the Planning Commission to register FJMA's displeasure that representatives were not included and to see if a subsequent trip can be arranged.
- d. The Orinda Landmark Committee may have an upcoming agenda item to meet with the Adobe developer.
- e. SB Master suggested that development draft report be given to the Town of Moraga council to facilitate Moraga's review and formal input at the appropriate time.

V. Fourth of July Parade and Event

- a. FJMA will have both an entrant in the parade and a display booth at the Community Center. Arrangements for both have been confirmed with The Orinda Association. A sign-up sheet to staff the booth was circulated.
- b. Additional copies of last year's flyer have been provided for Moraga Historical Society's booth at the Town of Moraga event.

VI. Media

- a. General discussion and agreement that FJMA should make contact with Lamorinda Patch to update FJMA's activities and the status of the development.

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:40 PM.
- b. Next meeting will be held at 7:30 PM on Monday, July 18 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, July 18, 2011
Twenty-fifth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Marilynn Terstegge
Teresa Long
Jeff Boero
Connie Boero

Lance Beeson
Bourke Harris
Sue Harris

III. Adopted Minutes from the last meeting, June 20, 2011.

IV. Development Plans and Proposals

- a. Teresa Long has been in contact with Dorothy at the Orinda Planning Department. There is nothing on the Planning Department Agenda pertaining to the Adobe development. The next Planning Department meeting is scheduled for late August, at the earliest.

V. Fourth of July Event

- a. The FJMA booth was fairly busy following the parade. Ten additional names have been added to the roster. Sue Severson stopped by the booth to offer her encouragement and discussed the feasibility of a park at the Adobe site.

VI. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:30 PM.
- b. Due to lack of activity with Orinda Planning Department, there will be no August meeting.
- c. Next meeting will be held at 7:30 PM on Monday, September 18 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, September 10, 2011
Twenty-sixth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Kent Long
Jeff Boero
Connie Boero
Tania DeGroot

Bobbie Landers
Bourke Harris
Sue Harris

III. Adopted Minutes from the last meeting, July 18, 2011.

IV. Development Plans and Proposals

- a. Orinda Planning Department has requested arborist's report from developers, specific to the creek crossing near the top end of the development. The Planning Department is also waiting for 3D or visual simulations from developers.
The Planning Commission has apparently not yet decided if an Environmental Impact Report will be necessary.

V. Status of contact with supporting organizations

- a. The Orinda Foundation is accepting applications through October 15 for funding of community-based initiatives. Kent Long to contact Sue Severson to inquire as to reasonable expectation of disbursement amounts. FJMA would potentially allocate the funding to expenses associated with design work, preservation architects, etc.

VI. Community / Membership Outreach

- a. Group discussion on publishing a 'newsletter' to be distributed by email and perhaps conventional mail to FJMA membership roster, providing a general update on FJMA's recent activities and the status of the proposed development. Jeff Boero will contact Emmanuel Ursu for an update on the Planning Department's engagement with the developers.

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:15 PM.
- b. Next meeting will be held at 7:30 PM on Monday, October 17 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, October 17, 2011
Twenty-seventh Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Kent Long	Teresa Long
Jeff Boero	SB Master
Connie Boero	Lance Beeson
Tania DeGroot	Leasa Reya
Marilyn Terstage	

III. Adopted Minutes from the last meeting, September 19, 2011.

IV. Development Plans and Proposals

a. No current updates from Orinda City Planning Department or, indirectly, from the developer.

V. Status of contact with supporting organizations

a. Kent Long submitted a grant request to the Orinda Foundation.

VI. Community / Membership Outreach

a. Group discussion on holding a community event at Del Rey School in Spring to raise awareness of the Adobe and the planned development. Connie Boero will check with Orinda Union School District on availability of school grounds for that purpose.

VII. Treasurer's Report

a. Account balance as of this date: \$1,940.74

VIII. Adjournment / Next Meeting

a. The meeting was adjourned at 8:40 PM.

b. Due to the Thanksgiving Holiday, the next meeting will be held at 7:30 PM on Monday, November 28 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga

Friends of the Joaquin Moraga Adobe
Monday, November 28, 2011
Twenty-eighth Formative Meeting

I. Meeting called to order at 7:45 PM

II. Members in attendance:

Kent Long	Lance Beeson
Jeff Boero	Bobbie Landers
Teresa Long	Connie Boero
SB Master	

III. Adopted Minutes from the last meeting, October 17, 2011.

IV. Development Plans and Proposals

- a. No current updates from Orinda City Planning Department or, indirectly, from the developer. Jeff Boero to check with Orinda Planning Commission on any updates.

V. Community / Membership Outreach

- a. More discussion on proposed "Adobe Days" to be held in spring at Del Rey Elementary. Connie Boero confirmed that the District will allow use of the school site at a rate of approximately \$200 for 4 hours of use. May need insurance coverage. Perhaps it's available through The Orinda Association. Connie to check. Lance Beeson has several ideas as to what groups and individuals could be recruited to participate in the day's events.

VI. Treasurer's Report

- a. No report-out at this meeting

VII. Adjournment / Next Meeting

- a. The meeting was adjourned at 8:30 PM.
- b. The next meeting will be held at 7:30 PM on Monday, January 16 at the Moraga-Orinda Fire Station Administration Building, 1280 Moraga Way, Moraga