

# Report from the Freestone Oversight Committee

Larry Nagel  
UUCB Board of Trustees Meeting  
May 1, 2024

# The Freestone Oversight Committee (FOC)

- Beth Pollard (Co-chair and Board Rep)
- David Wemmer (Freestone Committee Rep)
- Alan Davis (Freestone Committee Rep)
- Tom Tripp (Co-chair)
- Susan Lankford (At Large rep)
- Larry Nagel (At Large rep)

The Board may choose to add more members as necessary

# Update on the Sale of Parcels 1 and 2

- The UUCB Board of Trustees approved the listing of Parcels 1 and 2 of the Freestone properties on January 10, 2024
- Parcels 1 and 2 were listed in MLS on February 23, 2024 by Realtors Laura Richards and Kent Byers of Coldwell Banker in Sebastopol
- The list price for the two Parcels was \$300,000
- Two offers of were received on March 9, 2024 and March 11, 2024
- A prospective buyer has been performing due diligence work for the potential purchase of Parcels 1 and 2

# Update on the Sale of Parcels 1 and 2

- The prospective buyer is concerned about three issues:
  - 1) Whether there is sufficient water on the lots to support a well
  - 2) Whether the lots will pass a percolation test for a septic system
  - 3) Whether PG&E can supply electricity to the two lots
- The presence of water is the most pressing issue. The Freestone Committee has requested to use the remaining money in the Contingency Load Fund (\$5,162) to perform a water survey to estimate how successful drilling a well might be. The FOC has approved this expenditure with the provision that any additional funds required would be provided by Freestone Committee funds.

# Revised Timeline to Complete Due Diligence

- The prospective buyer is requested that the end of due diligence be extended to June 16, 2024
- The Freestone Committee will conduct a water survey on Lots 1 and 2 as soon as possible
- Pending a successful water survey, buyer will conduct a septic pre-perc test before May 15, 2024
- Buyer will work to have a well drilled on Lot 1 by June 15, 2024
- Pending well flow results, buyer will work to close escrow by July 1, 2024

# Freestone Resolution Milestones

Date	Milestone	Comments/Status
12/1/24	\$250,000 or more raised	Funds raised can be a written government funding obligation, per BoT 9/6/23
6/1/25	Building permits for Phase 1	By 3/1/24: FOC to adjust list of improvements contained in each phase, where warranted. No permit required for road improvements.
6/1/26	Phase 1 repairs completed & approved with secured funds	
6/1/27	Phase 2 repairs completed & approved with secured funds	
FY 25-26	Ongoing <b>net</b> costs to congregation's operating funds incl. operations & mngt, insurance, tax assessments, legal fees, permits, maintenance, repairs, and improvement do not exceed \$10k/yr for 2 yrs in a row, starting in FY 25-26, w/out express BoT approval in consultation w/ FOC	

# FY 2023-24 Freestone Contingency Loan Fund - 1

Expenditure	Amount	Approve Date	Notes
Vacation rental property manager certification County fee	\$116.00	FOC August 30, 2023	Reimburse Michael DeWitt
County recorders fee related to VRP	\$19.50	FOC August 30, 2023	Reimburse David Wemmer
Lescure Engineers	\$1,810.00	FOC August 30, 2023	Completion of mapping; driveway analysis and mapping; including road permitting and septic system

# FY 2023-24 Freestone Contingency Loan Fund -2

Expenditure	Amount	Approve Date	Notes
Lescure Engineers	\$392.50	FOC January 10, 2024	Surveying consultations to evaluate extent of encroachment issues by neighbors at the Villa
<b>Total</b>	<b>\$2,338.00</b>		
FY 2023-24 Limit	\$7,500.00		
<b>FY 2023-24 Remaining</b>	<b>\$5,162.00</b>		



## Discussion/Questions