

Boulder Dance Coalition Annual Meeting 2025

1. Welcome Remarks from the President

Introduction of Board

Tremendous thanks to Susan Smith for 12 years of service on the Board.

BDC is almost an all-volunteer organization. We only have a couple of paid staff. Board members, committee members, and regular volunteers add significant value.

2. Major Accomplishments 2024-25

a. Mission and Values

After 35 years of operation, we reviewed and updated our mission and our value statements. This information is available on the BDC website.

We no longer limit the organization's mission to "folk" events, because we have numerous events that fall outside that narrow definition.

b. Avalon Purchase

Last summer, the BDC board authorized the purchase of the remaining interests in Boulder Dance, LLC, owned by Chuck Palmer, to make BDC the sole owner of The Avalon. The decision was driven by two primary considerations: (a) locking in a purchase price based on the current value of the building, which continues to appreciate, in recent years significantly; and (b) put BDC in the position to seek an exemption from property taxes for the building.

The purchase closed on December 31, 2024. Chuck Palmer provided extremely generous financing terms - 30 year interest only unsecured note, with interest at 4.5% payable quarterly.

The financial projections for BDC indicate we should have no difficulty making the interest payments when due. Reduction of principal will likely depend on donations.

c. Tax Exemption

The property tax exemption application was submitted at the end of April. BDC paid the 2024 property taxes due this spring. We will not have to pay any additional property taxes until the application is ruled on by the state, which may take 12 to 18 months. If the application is denied, BDC can appeal. If it is granted, Boulder County can appeal. If granted, BDC will secure an approximate 75% exemption from property taxes; we will still have to pay taxes on the 25% of the building that is currently occupied by commercial tenants. The taxes currently are approximately \$165,000, so if granted, the BDC will save about \$125,000/year.

d. Ballroom Completion

The ballroom is close to completion. In addition to aesthetics, upgrades include improved acoustics, fire control, HVAC, new LED lighting, stage lighting, and other amenities. Once the installation of the ceiling fabric is completed, we can get our final inspection for the building permit. Some trim work, painting, and curtains will follow, but that work doesn't affect the final inspection.

Floor refinishing is scheduled for July, which will close the ballroom for 1 ½ weeks.

e. HVAC Upgrades

7 roof-top heating and A/C units over the ballroom have been replaced. These units were 25 years old, well past their life expectancy. The new units are heat pumps, reducing our fossil fuel use.

The HVAC control system is still not functioning correctly, and is a work in process. Getting the attention of the contractor (who hasn't yet been paid in full), has proved challenging.

We still have old roof-top units that haven't been replaced over other parts of the building.

Xcel is working to install bollards to protect the meters.

We have two tenants who are in the marijuana industry, and their operations generate odors. It appears that the HVAC system is spreading odors generated from these businesses into dance space, the entryway, and the front parking lot. We are working with the tenants on improved filtration for their facilities to address this problem.

The odors are affecting some organizations' attendance, and it was requested that updates be shared with member organizations so they can keep their attendees informed.

3. Committees

a. Avalon Management Committee

The AMC was formed to support Chuck, who serves as the day-to-day site manager and supervises the paid staff. The AMC addresses issues as requested by Chuck or identified by the AMC. In the last year, the AMC (i) selected and installed new carpet in the lobby and hallway; (ii) created protocols for signage in the lobby, racks, hallways, and bathrooms; (iii) organized the fall cleanup and resetting of the North Hall floor; (iv) reorganized and cleaned out storage areas; (v) improved the stage piano status with a humidifier and regular tuning; (vi) worked on prairie dog mitigation in cooperation with Naropa; (vii) removed unwanted/unused items from the building; and (viii) installed and removed holiday decorations.

The next work party is Sunday, June 22, 1 to 4.

b. Finance Committee

The 2025 budget and balance sheet as of June 1, 2025, were reviewed with attendees. The projected revenues for 2025, and future years, together with cash on hand, indicate BDC should have no difficulty paying its obligations when due, including property taxes if the pending exemption application is denied. If the property tax exemption application is granted, and once the ballroom renovation is completed and paid for, BDC may generate excess cash-flow to help in retiring the debt to Chuck.

Chuck is currently keeping the books for BDC, and also preparing its tax returns. Recommendations are requested for an accountant with non-profit expertise to take over the tax return filings and review the books from time to time.

c. Membership Committee

The membership committee maintains a list of current and past members, contact information, and donor information. BDC currently has 95 members.

All donations to BDC are appreciated; it is a 501(c)(3) organization, so donations are tax deductible. Please consider including BDC in your will. The buyout of Chuck Palmer's remaining interests in BDC was made possible primarily by legacy donations from Jim Borzym and Halina Palmer. Annual donations average about \$12k, \$6k during the year, another \$6k on Colorado Gives Day.

d. New Committees

i. Internal Communications Committee

This is a new committee created with a goal of educating BDC members and event organizers on the history of BDC, its operation as a mostly volunteer-based organization, and how everyone can contribute. Board members will be going to events throughout the year to help educate attendees on our mission and how they can contribute.

The Committee has, so far, (i) created a volunteer recruitment poster and postcard; (ii) created short appeals for board members and event organizers to present at events to encourage active participation in The Avalon; (iii) updated the volunteer page on The Avalon website with more information about volunteer opportunities; and (iv) worked with the AMC to recruit volunteers for periodic work parties.

ii. Property Management Committee

The purpose of this committee is to address building management issues for everything other than The Avalon dance spaces, kitchen, and related storage areas. We are currently recruiting members for this committee. Historically Chuck has handled all building management, including commercial tenants, exterior maintenance, snow plowing contracting, etc. We'd like to have a committee to help manage these projects and spread Chuck's institutional knowledge to others.

iii. External Communications Committee

We'd like to revive this Committee, which is currently inactive. It creates, oversees, and manages BDC outgoing communications channels, including the BDC website and social media. We are specifically looking for someone with web development experience to work with an outside contractor on an update to the website.

4. Directors Election Results

In 2024, BDC eliminated the category of individual membership, because participation by individual members was too minimal to justify the work in securing sufficient votes to generate a quorum. So, individual members no longer vote on BDC matters. Individuals who also are event organizers, however, are entitled to vote as an organization member.

A quorum is 30% of members, and currently is 29 members. Dorothy Vernon ran the voting electronically, by secret ballot. Each director is elected by the affirmative vote of a simple majority of votes cast for the director.

31 member votes were received approving a new board member - Marshall Shapiro - and for a new three year term for existing board member Caroline Fuller.

5. Questions/Comments

There was a discussion about how to solicit more volunteer participation from members and their attendees. The Board will take into consideration various ideas and suggestions raised at the meeting.