



# Yosemite West Property & Homeowners, Inc.

## Draft Minutes from the YWPHI Annual Meeting September 5, 2010

The YWPHI Annual Meeting was called to order by President Lambert at 11:05 a.m. and the agenda was distributed.

### I. Minutes

The membership voted to approve the minutes from the September 6, 2009 YWPHI Annual Meeting.

### II. Treasurer's Report

Treasurer Kim O'Neil electronically distributed the Treasurer's Report to the membership on September 3, 2010. The report included a calendar year-end 2009 report and fiscal year-end 2/28/2010 report, which the Board of Directors approved at its March 31, 2010 meeting and is included in the minutes from that meeting.

In accordance with the YWPHI Bylaws, a review of the financial records was conducted in advance of the annual meeting. The review was done on August 24, 2010 by Tom Lambert who reported that the finances are in order.

The Treasurer reported that five locked mailboxes are available for sale (\$160 each).

### III. Committee Reports

#### A. Fire Safety Committee

Fire Safety Committee Chair John Mock reported that Yosemite West is now being viewed by County fire officials as a role model for fire safety. To date, the grant-funded fuel reduction projects have treated 101 of 294 parcels in Yosemite West. Members were reminded to complete and submit their annual *In-Kind Contribution* form, which helps YWPHI meet the matching requirement for the grants.

The issue of clearance on vacant lots was briefly discussed. Whereas state law requires homeowners to have 100 feet of defensible space, there is no similar law or local ordinance for vacant lots.

#### B. Nominating Committee

Jim Andrews resigned from the Board of Directors. Jeff Hornacek's term expired and he declined to serve a new term. The Nominating Committee put forth Bill Duff and Mike Stepien to fill these two vacancies.

Three Directors' terms expired: Todd "Kipper" Caranto, Kim O'Neil, and Kelly Rich. All three agreed to serve another term, although Kim O'Neil said she only wanted to serve one more year.

The membership approved filling the two new vacancies and renewing the terms of the three Directors whose terms expired.

The membership approved Tom Lambert (President), Kelly Rich (Vice President) and Kim O'Neil (Treasurer) to continue serving in the same capacity as Officers, and for Bill Duff to serve as Secretary.

## **IV. Old Business**

### **A. Annual Memorial Day Weekend Clean-up Feedback**

Tom Lambert asked who present is dependent upon the annual Memorial Day weekend clean-up. Several members said they need help and rely on the volunteers' trucks to haul their pine needles since they don't have trucks of their own. Some Board members said they generally are not present in Yosemite West to assist with the clean-up on this holiday weekend. Richard Heim volunteered to organize the 2011 clean-up.

## **V. New Business**

### **A. Garbage**

The membership discussed garbage issues, agreeing that roadside litter is growing and unsecured dumpsters are contributing to garbage being strewn by wildlife. Several suggestions were raised:

1. Putting a sign on dumpsters with Bear facts.
2. Installing bear-proof lockers at rentals (a 90-gallon locker costs about \$230).
3. Suggesting to rental operators that they prohibit renters from removing garbage from units. (Some rental units don't have dumpsters and the rental operators ask renters to remove garbage from units.)
4. Creating a centralized location for all dumpsters so they are not dispersed throughout community. The membership felt that the Yosemite West Maintenance District Advisory Committee (YWMDAC) would be the appropriate organization to approach Mariposa County to pursue a centralized location for dumpsters.

### **B. Holiday Open House**

The date of December 11th was suggested for this year's annual Holiday Open House. For future events, everyone agreed that we must first identify hosts before determining if/when an event can happen.

### **C. Water**

As a member of YWMDAC, Jeff Hornacek provided an update on our water. Our water is acidic (5.8 to 6.2 whereas 7.0 is normal). The low pH leaches the copper/lead in our plumbing due to CO<sub>2</sub> from ground limestone. The level exceeds state and federal standards and state law requires it to be addressed. To remove dissolved CO<sub>2</sub>, a process called "air stripping" bubbles the water as it comes out of the well. The water would then require chlorination.

The Maintenance District needs capital improvements: the air stripper, a new pump/motor for the main well, and two new 75 horse-power vertical pumps for the lift station. The capital expense for same might be \$150k.

**D. Transient Occupancy Tax (ToT)**

Last year approximately \$10.5 million were generated by ToT for Mariposa County. There was agreement that Mariposa County should financially help Yosemite West since this community generates significant ToT.

The meeting was adjourned at 12:32 p.m. Next year's annual meeting is Sunday, September, 4, 2011.

Respectfully submitted,  
Kelly Rich  
YWPHI Secretary