



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting

September 1, 2019

President Ted Williams called the meeting to order at 3:15 pm.

Directors Present: Ted Williams, Gary Mazzone, Sergio Pellegrino, Katrin Kuttner, Mike Stepien
Directors Absent: Bert Kroon, Scott Renfro

I. Minutes

Previous board minutes are all posted at: <http://www.yosemitewest.org/board.htm#minutes>

II. Officer Roles

The board re-appointed by unanimous voice vote the assignment of roles for the coming year:

President: Ted Williams
Vice President: Mike Stepien
Secretary: Scott Renfro
Treasurer Officer: Pamela Schulz
Communications Officer: Katrin Kuttner
Membership Officer: Gary Mazzone
Fire-safety Officer: Sergio Pellegrino

Attendance reminder: The YWPHI by-laws (section V.8) stipulate that Board Members must “attend regularly a reasonable number of duly-called meetings” and may resign if they fail to attend without notice or just cause.

III. Financial Reports

Financial statements for the 2018-2019 membership year were posted prior to meeting for Board review. No corrections were raised.

IV. Membership status

We had 85 paid members for the 2018-2019 membership year.

As of 9/1/2019, there are 61 paid members so far for the 2019-2020 membership year.

This is in large part due to the paper mailing sent (with postage contributed as gift) by Gary. Thanks!

After a few weeks for accounting to catch-up, Ted will send a dues invoice reminder to past members who have not yet renewed for the 2019-2020 membership year.

We will also need to check which of the recent members are “new”, and have Gary send the plate sets as a welcoming thank-you.

In a few months, we can consider whether to re-purchase property-ownership data from the County to update the database for new owners as we did in 4/2019. Gary suggested it could be ok to wait another year before doing the next update. Even though about 10% of owners change annually, we only have about 50% of property owners as members, meaning there is still an outreach opportunity to about 40% of owners for whom we have an address.

We brainstormed on what programs or incentives could be created for a “Recruit your neighbor” to join YWPHI effort.

V. Fire safety

Ted reported on discussions with Fire Chief Kelly Martin regarding whether there is much purpose to trying to re-start the fire “hose-lay” training events that were last held here about 10 years ago.

Even though those events were led by YNP fire staff in the past, the sentiments have changed and YNP now points to CalFire if we are to get support for “hose-lay” or volunteer firefighter training.

Ted’s contacted CalFire in 5/2018, and they declined to provide any help, so we may just give up.

More effective could be to seek methods to get more useful equipment, such as a pick-up truck with tanks and hoses that could be driven to a spot structure fire, to provide some response prior to fire department arrival. Fire Chief Martin advises that such a truck would be much more likely to prove useful than “hose-lay” training that would have low probability of really succeeding in enabling volunteers to be able to reach far enough fast enough to do any good.

Sergio will investigate proposing a plan to acquire a pick-up truck with tanks (water or chemical or both) and hoses. Ideally, it could be on “loan” from CalFire. If there was a significant capital outlay, the proposal could include ideas for fund-raising. Truly having YWPHI purchase and own equipment might not be a good long-term solution since we would be ill-equipped for maintenance. Perhaps there are grants that could provide some cost-sharing with CalFire, or if the amount was low enough (around \$1000 per year) a reimbursement to CalFire could be paid as a budgeted YWPHI expense.

V. New Business

1. Yosemite West Water district

Review of current status, letters from Rosemarie, and the FAQ written by Ted, all posted on the YWPHI website.

Discussion of strategy and next steps, and benefits of cooperation, with goal of getting a second well and fire-station.

Request for County to provide more specifics at the 9/12/2019 YW DAC meeting regarding compliance with state water board laws governing water district expansion

In general, we need to assure that YWPHI gets homeowner needs drawn into any contract proposals by being involved in any drafting process. We don’t want the County to hire external counsel (such as Colantuono) that drafts a contract proposal without YW homeowner input.

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2. Yosemite Conservancy land use

Review of current status, letters from YC posted on YWPHI website

News from the 8/20/2019 Mariposa BoS meeting (Ted attended in person)

Concern that Housing Element program 5.13 would remove the Mariposa Council General Plan “one dwelling per parcel” rule and enable cluster PRD proposals that hurt YW character and property values.

Need to keep abreast of BoS actions, and provide input at hearings.

In general, YWPHI BoD supportive of hiring an attorney to advise on this issue, and Ted will make proposal when appropriate.

Brainstorming about re-starting a fund-raising effort for the YWLC and/or raising dues to provide more budget for legal expenses.

3. Status of Scenic Wonders' development on APN 006-150-003

Ted sent letters to Planning Dept 7/22/2019 clarifying definitions of ministerial usage and requesting a public hearing.

New permit for single house on APN 006-150-003 was granted 8/13/2019 by Mariposa Planning Dept. This single building seems to be a piecemeal step towards the plan outlined in Scenic Wonders' pre-application, even though the other buildings are not approved.

We reiterated request to Planning Dept to be notified when any further building applications are submitted and request a public hearing with Planning Commission before granting. This is normal process for discretionary permit applications.

4. Fuel-reduction Grant application investigations

Ted has met and discussed YWPHI and YW needs with:

- Justine Reynolds of the Yosemite/Sequoia RC&D (Resource Conservation and Development) in North Fork
- Michael Pickard at the Sierra Nevada Conservancy office in Mariposa
- Melinda Barrett of the Yosemite/Mariposa IRWM (Integrated Regional Water Management)

Ted attended in-person Y/S RC&D meeting in Fresno on 7/25/2019

- Possible consideration of Yosemite West for Sierra Nevada grant cycle, but was postponed, due to granting agencies' view that we need to coordinate larger scope.

Next steps are additional involvement with other YWPHI members to:

- Make broader proposals that would be better for regional fuel-reduction, possibly including the YC lands to increase scope to level needed for grants.
- Consider grant-writing workshop taught by Elissa Brown to be held in Mariposa on October 18-19, 2019.

A note is that any future grant application for “regional work” including YC land might be able to get some matching credit for the extensive chipping work already done by YC on the 32 acres.

5. Communication to YWPHI members

- Katrin intends to send templates for letters and emails. Any electronic template needs to have an easy way to include URL links.
- Katrin intends to start drafting “newsletters” to the community, approximately quarterly.
- When we mail non-urgent items such as newsletters, Ted will figure out a method to send to our member email list from an address like “info@yosemitewest.org” instead of “president@yosemitewest.org”

VI. Schedule of next meetings

YWPHI BoD meetings are on 2nd Tuesday of each January, April, July, and pre-Labor day:

- January 14, 2020 by phone at 7pm
- April 14, 2020 by phone at 7pm
- July 14, 2020 by phone at 7pm
- September 6, 2020 in person at 3pm

YW DAC meetings are on 2nd Thursday of each September, December, March, and June:

- September 12, 2019 in person at 2pm at Nature Bridge NESC
- December 12, 2019 in person at 2pm
- March 12, 2020 in person at 2pm
- June 11, 2020 in person at 2pm

The meeting adjourned at 5:15 p.m.