



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting September 1, 2020

The meeting was called to order by President Ted Williams at 8:40pm.

Directors Present: Bert Kroon, Katrin Kuttner, Gary Mazzone, Pamela Schulz, Ted Williams, Neil Pack, Hilary Bagshaw

Officers Present: Sergio Pellegrino, Scott Renfro

Directors Absent:

I. Selection of officers

Ted moves that we appoint the officers as proposed below. 2nd from Pamela. The motion passed.

- President: Ted Williams
- Vice President: Katrin Kuttner
- Secretary: Scott Renfro
- Treasurer: Pamela Schulz
- Membership: Gary Mazzone
- Fire Safety: Sergio Pellegrino

II. Follow-up discussion from Q&A

Informal discussion about Q&A.

III. Scenic Wonders' General Plan Zoning Amendment (GPZA) application.

- Ted has sent the Mariposa Planning Department about 5 pages of questions, and received partial answers just before the annual meeting on 9/1/2020
- The Scenic Wonders re-zoning application has many reports worth reading.
- Please share additional questions that can be added to the "next round" of questions.
- Ted sent letters to YNP Land-resources manager and YNP Fire Chief informing them of the GPZA, and suggesting they provide comment. So far, they have declined.
- YWDAC has asked Mariposa Planning for opportunity to "provide comment".
- There are lots of details not evident at first glance. For example, part of the GPZA application says that Scenic Wonders will need to "re-locate" the existing main YWMD pipeline filling our YW community tanks, because the existing water-main pipeline runs right under the site of the biggest Scenic Wonders' proposed building.

Miscellaneous discussion

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IV. Fuel-reduction grant opportunities and need for RCD relationships for applications

- Grant application discussions. We need the Resource Conservation Districts (RCD) to agree to include us in grant application considerations. Last year, we only got a little traction since our community is small and the RCDs are often looking for bigger projects. We have a need for someone on this board to establish relationships with RCDs to get us back in consideration for fire prevention grants. With all of the issues with water and zoning, it's been difficult to maintain focus on this at the same time. Creating more relationships with the RC&Ds would help.

In the past (2019) President Ted Williams has met and discussed YWPHI and YW needs for Fuel-reduction Grant applications 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) in Mariposa
- Ted attended in-person Yosemite/Sequoia 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 board 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 workshops taught by Elissa Brown
- 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 in July 2019.

V. NESC Water Proposal

- We haven't heard more news about the Provost&Pritchard report after the YWDAC sent a list of requested corrections in July 2020.
- We don't yet know if the Mariposa BoS will erupt with a proposal without action from the YWDAC.
- YWPHI has signed a retainer agreement with water Attorney John Schatz. We will engage once we know more what happens with the NESC proposal now that the GPZA is on the table.
- We don't yet know if the Yosemite Conservancy has confirmed any water pumping at their wellsite trial, or whether there would be a combination of that water source in consideration with an NESC proposal.

VI. Mailbox lighting and package storage expansion

- Katrin reported that the IKEA lighting is working for the time being for night lighting. She's hopeful that some additional lighting from Home Depot may solve the problem for the mail carrier during the day.
- For parcel storage, mail carrier said he'd be willing to try using non-USPS-approved boxes, but

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it's unclear if the USPS would support them. After discussion, the group agreed we should figure out the fully-installed cost to make a budget decision.

- Pamela made a motion to do the analysis on whether additional storage is necessary and what the cost would be, including a budget placeholder of \$2000. Katrin seconded the motion. Votes: Ted, yes. Pamela yes. Katrin yes. Hilary yes. Gary yes. The motion passed. **Next step: Katrin Kuttner to confirm the mailbox bin expansion is needed and make a motion for cost approval when we have a plan and better estimate.**

VII. Membership

- Thank you Gary for the paper mailing to help get our message out to the whole community.
- One YW owner asked if condo owners supposed to join two groups since the condos apparently have another association. Not clear if the condo owners are obligated to pay dues to another assoc.
- 2019-2020: 103 member households. 2020-2021: 39 member households so far are processed, plus another about 40 paper payments in the mailbox. Of that, 4 appear to be new. 12 members from last year's list appear to have sold properties in the last year.

VIII. Treasurer

- Bank balance: approximately \$17,000.
- Need to pay for chipping. Mailbox costs.
- Budget statement for 2020-2021 posted at: [Member-Year 2020-2021 budget](#)

IX. Closing thoughts from our new directors, Neil and Hilary

Comments on water and rental pain points resonated a lot. How do we help the community become better for all? How do we help all of us be better neighbors?

The meeting adjourned at 10:25 p.m.

Respectfully submitted by
Scott Renfro

Schedule of next meetings:

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

- September 1, 2020 by phone at 8pm
- January 12, 2021 by phone at 7pm
- April 13, 2021 by phone at 7pm
- July 13, 2021 by phone at 7pm

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

- September 10, 2020 at 2pm
- December 10, 2020 at 2pm
- March 11, 2021 at 2pm
- June 10, 2021 at 2pm

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