



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting September 20, 2022

The meeting was called to order by President Ted Williams at 7:05pm.

Directors Present: Gary Mazzone, Hilary Bagshaw, Neil Pack, Scott Renfro, Ted Williams

Directors Absent: Katrin Kuttner, Pamela Schulz

Officers and Guests Present: Adar Emken, Katie Weber, Bert Kroon

1. Thanks

- Thanks to Katrin for the picnic sausage barbeque
- Thanks to Bert for the parcel locker installation
- Thanks to Gary for the annual community mailing
- Thanks to Katie/Adar for running the chipping program and MCRCD grant coordination
- Thanks to Katrin for great graphics on recent mailers/flyers

2. MCRCD grant update (Katie Weber & Adar Emken)

- Further work currently on hold due to ongoing Earth Island Institute lawsuit injunction. The judge ultimately cancelled the oral arguments and will spend the next two weeks reviewing the written filings. The judge is expected to rule in early October, which would then hopefully allow the planning for the rest of the grant work to take place.
- Unclear if any Round 2 work will happen; seems somewhat less likely than more. If work can resume, it will be limited by remaining funds. Most or all of remaining funds would be consumed by YC land and Phase1 remainders.
- There are some other certifications — mostly used by larger communities and official government agencies (e.g., Los Angeles Co) — that might open up more funding opportunities. Generally, these are applied for at a regional level, not by individual communities as small as Yosemite West. Some of these are long-term, like the insurance initiative, which will accept applications in 2023 and announce results in 2024.

3. Election of officers

- Hearing no discussion, Ted moved we re-elect all officers to current positions. Motion passes unanimously.
 - President: Ted Williams
 - Vice-President: Katrin Kuttner
 - Secretary: Scott Renfro
 - Treasurer: Neil Pack
 - Membership: Gary Mazzone
 - Grants: Katie Weber
 - Fire-Safety: Adar Emken

4. Treasurer Report (Neil Pack)

- Overall total over \$15,000, after payments made for chipping as well as some of the costs associated with the picnic. As we start making deposits for membership renewals, the balance will climb.
- Filed all the required state and federal filings for 2021 taxes, so those are all current.

5. YWDAC 9/8/2022 Meeting Summary (Ted Williams)

- Larry Harris is now County Utilities Manager. New Deputy Public Works Director is Sam Cerveny. Larry has long attended YWMDAC meetings.
- Perception that water usage has increased and many rentals are exceeding allowed EDU usage. How to enforce?
- YWDAC was presented with output from the county's new budget system, which is very difficult to understand because the county converted from a previous system to a new system using an Oracle database. Apparently, most people even at the county haven't figured out how to use the new system, and entries aren't coded right. This has resulted in Larry Harris not being able to explain the information being presented, making it difficult for everyone — the county and us — to know how much to trust the numbers.
- Walkthrough of new accounting system didn't happen, postponed to December. But Ted sent the following questions:
 - 1) Why are the non-billed revenues (mostly from secured property tax allocation) decreasing in FY21-22 relative to the prior 4 years FY17-21 ? Shouldn't the property tax revenues should be constant or growing as new properties get built?
 - 2) Statement that there has been a large increase in water usage during the last year, but why do we not see FY21-22 with a corresponding increase in billed "fees for services" revenue?
 - 3) Why are the expenses decreasing so much for FY21-22 relative to all 4 prior years in FY17-21 ? Was the work limited by availability of resources or additional deferred maintenance?
 - 4) Oracle printout shows YWMD made a "profit" of FY21-22 of \$180874 because revenues were so much larger than expenses. Is this real, or will there be large further accounting adjustments?

- 5) Even if we take a 5yr average profit of \$114591 per year (20% of revenues unspent) instead of the inflated numbers for FY20-22 alone, how do we justify rate increases for YWMD?
- Rate-study for Prop 218 still on horizon. Goal is to make new rates "palatable", so not protested. For example, this time omit the concept of debt service for \$4M loans that would likely never happen. In the last round, these raised rates a lot for no benefit.
- Water sale to NESC delayed because firefighters needed for hose-lay, but they were busy. This sale is good for the community because water in those tanks helped save the community from the 2018 fire.
- Possibility of sewer capacity expansion if/when leach-field land acquisition completed, hopefully by end of 2022. No details can be shared on the land acquisition process, but it feels like some slow progress is being made. Unclear if this would actually allow us to raise the limit on wastewater generation per day.
- Mariposa Public Works will receive about \$1M from the federal ARPA (American Rescue Plan Act), of which YWMD might get \$300k to be used for cleaning/inspecting our water storage tanks, replacing some fire hydrants, sewer clarifier-unit repair, leach-field land acquisition cost.

The meeting adjourned at 7:57 p.m.

Respectfully submitted by
Scott Renfro (with edits by Ted Williams)

Schedule of next meetings:

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

- January 10, 2023 virtual at 7pm
- April 11, 2023 virtual at 7pm
- July 11, 2023 virtual at 7pm
- September 3, 2023 in-person following YWPHI annual membership meeting

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

- December 8, 2022 at 2pm
- March 9, 2023 at 2pm
- June 8, 2023 at 2pm
- September 14, 2023 at 2pm

YWDAC meetings were virtual during the pandemic, but new County policy has reverted to requiring them to be in-person at ADA compliant facility. Ongoing hybrid-meeting virtual accessibility challenges.

Yosemite West Property & Homeowners, Inc.

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