



Yosemite West Property & Homeowners, Inc. (YWPHI)

<http://www.yosemitewest.org/>

YWPHI Board of Directors Meeting Minutes January 9, 2018

Invited Participants

| Board Member or Officer-elect | |
|-------------------------------|-----------------------------|
| Ted Williams (present) | Board Term 9/2015 to 8/2018 |
| Scott Renfro (not present) | Board Term 9/2011 to 8/2020 |
| Mike Stepien (present) | Board Term 9/2010 to 8/2019 |
| Bert Kroon (not present) | Board Term 9/2012 to 8/2018 |
| Sergio Pellegrino (present) | Board Term 9/2017 to 8/2020 |
| Katrin Kuttner (present) | Board Term 9/2017 to 8/2020 |
| Gary Mazzone (present) | Board Term 9/2017 to 8/2020 |
| Brian Bond (present) | |

Meeting called to order at 7:03pm, with quorum.

Agenda items:

- 1) Current news about County's proposal to convert YW into a "Zone of Benefit" and the protest vote.
 - Ted Williams updated board on the tradeoffs described in the letter posted at: http://www.yosemitewest.org/PublicHearing_2018_letter_0107.pdf
 - The Zone of Benefit proposal certainly has many residents confused, and there are many unanswered questions, but regardless, residents need to make their own decisions.
 - We can say in general that YW residents maintain more negotiating position with our current "Assessment District" status, but unclear what exact next steps are to a new proposal if the ZoB is protested.
- 2) Current news about County's proposal to triple water&sewer rates and hearing on 2/6/2018.

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- Goal is to help our community pay fair rates for needed services. The question remains whether the County's 3x proposal is really a fair and required rate.
 - Brainstorming about possible other ideas for taxing to pay for services.
 - Still, the current County proposals remain the subject at hand, unless/until revised by the County.
- 3) Invitation to join "community conference calls" at 7PM on 1/16/2018 and 1/25/2018 to explain County's proposals and tradeoffs. [these notes added later to summarize meetings]
- Ted Williams and Mike Stepien represented the YWPHI board at 1/16/2018 meeting, which had 7 attendees.
 - The 1/25/2018 call had 7 additional attendees.
 - Individual homeowners are generally against the increases, especially those who use their YW houses infrequently and believe the \$1097 annual increase in the "base" (before any usage) rate is prohibitive.
 - Many residents are also skeptical that the proposed rate increases don't come with more promises the funds will actually achieve the capital improvements, and not just offset labor and salaries that could come from the county General Fund (which receives other property tax and TOT money from YW).
 - Several rental operators are ok with 3x increases in the rates.
 - Some discussion about whether another lumped "Assessment" would be a better guarantee the money will be spent on improvements. But utility rate increases put the burden more correctly on the biggest water users rather than vacant lot owners who are not building.
 - A recurring idea is to dramatically raise the "hook up fee" so that new construction pays for the benefit they receive in water+sewer capacity buildout.
 - Some residents asked about whether there would be an "appeal" process, though the answer is generally no, unless there were belief that any steps taken by the County were not in accordance with California law.
- 4) Membership welcome letters being sent with letter explaining County proposals.
- Gary Mazzone has authorization to mail envelopes both with the YWPHI welcome letter http://www.yosemitewest.org/YWPHI_welcome_letter_2017.pdf and the letter explaining the current County proposals.
 - Letters sent out by 1/19/2018 to all new addresses we have from property tax database, and encouraging new owners to join YWPHI and pay dues.

- 5) Treasurer's report including status of dues invoicing, budget spreadsheet, database update, and membership count.
 - Brian Bond has sent balance sheet, income statement, and membership list.
 - There are 71 members who have paid 2017-2018 dues as of 01/08/2018.

- 6) News from Sergio Pellegrino about talking with Moose Mutlow (Nature Bridge) about whether any investment from YWPHI can be leveraged into external grants for funding a fire station.
 - Sergio Pellegrino did speak with Moose to understand the situation and brainstorm possibilities.
 - The Fire Station adjacent to the Nature Bridge campus is a “floating element” within its master plan. Infrastructure has been laid, but construction is estimated to cost \$2.2M
 - As the master plan is already approved, construction could begin as soon as funding is available.
 - Presumably the fire-station would be staffed by NPS personnel, and NPS would own the operating budget, but this needs to be confirmed.
 - Apparently, the NPS has not budgeted for the station, as there is not a compelling need to service the park itself.
 - Yosemite West would be the main beneficiary, and so it does behoove us to get community support behind some fundraising for the fire station.
 - Speculatively, there could be matching federal/state grants, if the community could get a start towards the \$2.2M
 - Additional motivation to homeowners could be reducing the cost of fire insurance. Since the benefit in premium reduction could be thousands per year, it is reasonable to ask owners to consider donations in the same range to a fund to build a fire station.
 - For example, targeting \$50K to \$75K raised from community donations could be a reasonable goal, and might enable granting agencies to see good faith from the community.
 - Nature Bridge may also consider trying to “re-brand” the fire-station as a “National Fire Science Institute” for children’s education, to also enable other types of grants.

 - In general, the YWPHI board agrees to pursue starting a fund-raising effort for the fire-station.
 - Ted will investigate getting Moose or another speaker from Nature Bridge to speak at the community Memorial Day picnic, which has the traditional topic of fire prevention.

- 7) Communication officer report including any status of proposals to improve YWPHI's branding/image.
- Katrin Kuttner has experience with fund-raising efforts and agrees to brainstorm how to get the effort started for contributing to a fire-station at Nature Bridge.
 - All donations would need to be under the Nature Bridge 501(c)3 umbrella, to be tax-deductible to the donors. Even so, there could be a "GoFundMe" page that would direct donations into an account at NatureBridge reserved only for the fire-station. Katrin will investigate how to set this up.
 - Mailings to the community relating to the fire-station would also be opportunity for Katrin Kuttner to re-brand YWPHI's logo or other communications materials.
- 8) Planning for the 2018 season chipping (target date 5/29/2018), to be paid out of YWPHI budget. Need a volunteer to coordinate communication and to hire and direct workmen.
- This has a similar timeframe and message for fire-prevention as the fund-raising for the fire-station.
 - Sergio Pellegrino agrees to be the organizer for the 2018 chipping and to talk to Kim to get pointers to contractors and to bring a financial proposal for approval at the next YWPHI BoD meeting.
 - Katrin Kuttner agrees to be the "publicity" arm for the chipping too, and to handle organizing the permission letter mailing (both paper and email).

Meeting adjourned 8:35pm.

BoD meeting Schedule for 2017-18

| Date / Time | Central Agenda |
|--------------------------|--|
| 09/03/2017 (Sunday noon) | Appoint officers and committees |
| 01/09/2018 (Tuesday 7pm) | Update communications on YWMDAC |
| 04/03/2018 (Tuesday 7pm) | Plan Memorial Day picnic, select speaker |
| 07/10/2018 (Tuesday 7pm) | Plan Labor Day annual meeting |

The next YWPHI **members'** meetings are:

- 1) Noon Sunday 5/27/2018 = Memorial Day Picnic and Fire Safety speaker.
- 2) Noon Sunday 9/02/2018 = Labor Day annual Members' business meeting.

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10:20 AM
01/19/18
Cash Basis

Yosemite West Property & Homeowners, Inc.
Profit & Loss
March through December 2017

| | Mar - Dec 17 |
|--|-----------------|
| Ordinary Income/Expense | |
| Income | |
| Membership Dues | |
| 2016/17 Membership Dues | 140.00 |
| 2017/18 Membership Dues | 2,870.00 |
| Total Membership Dues | 3,010.00 |
| Total Income | 3,010.00 |
| Gross Profit | 3,010.00 |
| Expense | |
| Bank Service Charges | |
| Monthly Check Return/Image Stmt | 6.00 |
| PayPal Transaction Fee | 36.90 |
| Total Bank Service Charges | 42.90 |
| Grant Expense | -350.00 |
| Internet Service Provider | |
| Domain Hosting | 111.89 |
| Total Internet Service Provider | 111.89 |
| Meals and Entertainment | 729.93 |
| Miscellaneous | 329.29 |
| Professional Fees | |
| Legal Fees | 840.92 |
| Total Professional Fees | 840.92 |
| Taxes | |
| State | 20.00 |
| Total Taxes | 20.00 |
| Total Expense | 1,724.93 |
| Net Ordinary Income | 1,285.07 |
| Other Income/Expense | |
| Other Income | |
| Interest Income | 1.27 |
| Total Other Income | 1.27 |
| Net Other Income | 1.27 |
| Net Income | <u>1,286.34</u> |

10:18 AM

01/19/18

Cash Basis

Yosemite West Property & Homeowners, Inc.

Balance Sheet

As of December 31, 2017

| | Dec 31, 17 |
|---------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| PayPal | 391.25 |
| Wells Fargo Checking | 3,621.00 |
| Funds Designated for Legal Exps | 1,500.00 |
| Wells Fargo Savings | 5,025.09 |
| Total Checking/Savings | 10,537.34 |
| Total Current Assets | 10,537.34 |
| Other Assets | |
| Other Assets | 659.08 |
| Total Other Assets | 659.08 |
| TOTAL ASSETS | <u>11,196.42</u> |