



Yosemite West Property & Homeowners, Inc. (YWPHI)

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

YWPHI Board of Annual pre-Labor Day Members' meeting **noon on Sunday, September 3, 2017**

(notes taken by Brian Bond, and minutes drafted by Ted Williams)

- 1) Meeting was preceded by presentation from Kelly Martin and Shanelle Saunders (Fire Department of Yosemite National Park) who informed the community of status of the current Empire, South Fork, and Railroad fires, containment goals and air quality problems.

Further fire info can be obtained from Yose_Fire_Info@nps.gov and website <http://www.nps.gov/yose/blogs/fireinfo.htm>

The YWPHI emergency help page at <http://www.yosemitewest.org/help.htm> has sign up links for the two alert services "Rapid Notify" for events inside YNP, and "Nixle" for information from Mariposa County.

The YWPHI Annual Members Meeting was called to order at 1:40 pm, with **28 general members** in attendance.

Agenda items:

- 2) News regarding continued work to reduce fire risk with tree-felling
 - a) Kim O'Neil reviewed status of work in the 2016 and 2017 fire grants.
 - b) Fire grant information is listed on the YWPHI website at: <http://www.yosemitewest.org/grants.htm>
 - c) 1267 trees have been taken down since 4/16/2017
 - d) Cal Fire inspection approved work on 6/19/2017
 - e) Cal Fire is accepting applications for 2018 grants, but may be giving preference to more northerly areas.
 - f) Writing a grant proposal to deal with the downed wood is possible, but requires a volunteer.

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- 3) Updates regarding county Utility (Water, Sewer, Roads) Rate proposal
 - a) Costs of providing Water, Sewer, Roads through the Yosemite West Maintenance District (YWMD) continues to exceed the revenues from the two sources: User fees, and an allocated portion of Property Taxes channeled into YWMD as a special district.
 - b) Mariposa County's Public Works department began 7/16/2015 a county wide rate study for 7 special districts including the water, sewer, and roads within the YWMD. The Rate-Study will make recommendations to adjust utility rates to be consistent with a 5-year outlook of the service and maintenance costs needed by the YWMD.
 - c) Any coming proposed rate changes will need to go through a Prop 218 approval ballot process as described by Larry Harris in is guest presentation at the YWPHI sponsored community meeting on 5/28/2017.
 - d) The county has stated at the YWMD advisory committee meetings that rate proposals are still being iterated to be more reasonable before being ready to present publicly. When they do announce a proposed change, there will be a 60 day period before a deadline to receive votes on a mailed ballot to property owners.
 - e) When more information and a proposal are available, YWPHI will facilitate communication to all community owners.

- 4) News regarding Nature Bridge NESC (National Environmental Science Center)
 - a) YWPHI president read a status letter from Moose Mutlow.
 - b) The NESC is planned to open initially in the fall of 2018 with two cabins, bathhouse and dining room.
 - c) Following the initial 2018 opening, a second construction phase will be announced, to build out to 224 student beds.
 - d) Funding for Nature Bridge comes from private donors.
 - e) The Fire Station is part of the NESC master plan, but needs targeted funding before construction can begin. Current cost to build the Fire Station are estimated at \$2.2M
 - f) No funder has yet been identified for the fire station. YWPHI members could play a role to make introductions to donors or granting organizations. The YWPHI board could consider seeding donations, if it would trigger the much larger amounts needed fund the Fire Station construction.

5) Approval of YWPHI minutes from 9/4/2016 annual meeting

Corrections were noted, and will be applied to the online version of the minutes at: http://www.yosemitewest.org/u/mbr20160904_approved.pdf

Motion to approve 2016 minutes was moved by John Mock and seconded by Rich Metz, and passed by unanimous voice vote.

6) Review of YWPHI annual financial status

President presented the currently balances and proposed annual budget:

Estimated YWPHI finances for 2017-2018 membership year

Income item	Income \$	Outlay item	Outlay \$
Estimated Annual Membership dues	\$4,500	Fire safety expenses	\$1,200
		Insurance	\$1,000
		Legal	\$750
		Food/picnics	\$700
		Misc fees (ISP, County, ...)	\$300
		Maintenance	\$250
		Supplies / Office	\$100
		Savings	\$200
		Total Annual budget Outlay	\$4,500

Current Assets (8/31/2017)	Assets \$
Unrestricted Checking/Savings accounts	\$6,295
Designated Legal fund reserve	\$1,500
Retainer held at Cota-Cole	\$1,500
Total Assets	\$9,295

The amount for fire safety expenses may need to be increased because YWPHI will need to again pay for the chipping expenses for 2018, since the fire grants will likely not be available to cover this cost in the future. Historically (with the exception of the last 3 years), YWPHI has paid for the chipping program each spring.

7) Voting on proposed By-Laws amendment to clarify definition of "Member"

To clarify and expand the definition of "YWPHI Member" for property owned in trust or extended family generations, the following amendment to the YWPHI was proposed.

Motion to approve was moved by Ted Williams, seconded by Rich Metz, and approved by unanimous voice vote.

2017 Amendment of YWPHI Bylaws:

Article III section 2a:

Ownership of a house or lot in Yosemite West qualifies any ONE of the following to be a designated Member of the Association:

- 1) *An individual owner*
- 2) *A couple with joint ownership (who together are entitled to a single combined vote)*
- 3) *A designated "next-of-kin" adult in the owner's immediate family (spouse, child, or individual authorized by a power-of-attorney document) who serves as Member by choice of the recorded owner*
- 4) *A designated individual chosen by a partnership, trust, or corporation lot owner*

*A lot or property ownership entitles only one Member, from one of the above categories.
 Each Member shall be entitled to one vote, regardless of the number of lots owned.
 Designation of the authorized individual Member for any of the above ownership categories may be indicated or changed by written notice to the secretary of YWPHI, and designation shall remain valid until revoked or property ownership changes.*

8) Election of 4 members to YWPHI’s Board-of-Directors

Sergio Pellegrino, Katrin Kuttner, and Gary Mazzone were nominated for new board of director terms, and Scott Renfro was nominated for renewal. As the number of candidates was equal to the number (4) of positions on the board, per YWPHI Bylaws, a written ballot was not required. The 4 candidates were elected by unanimous voice vote.

Together, with continuing mid-term Board members, the currently serving Directors are now:

YWPHI Board of Directors	
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

- 9) General Q&A regarding issues relevant for YW community.
- a) Kathy Chavez (daughter of Betty Clark) stated they have a keyed mailbox for sale and anyone interested may contact Kathy directly.
 - b) Kathy Chavez also expressed intent to begin a “Facebook group” to facilitate neighborhood communication. The YWPHI can make a link on our website once the group is established, and the group would operate independently.

Tentative future dates for 2018

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