



# Yosemite West Property & Homeowners, Inc.

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## YWPHI Board of Directors' Meeting April 9, 2019

The meeting was called to order by President Ted Williams at 7:03pm.

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

Directors Absent:

### I. Minutes

No minutes were read or approved.

### II. New Business

#### 1) Historical context on Yosemite West Special Plan.

As background, Yosemite West Special Plan from around 2003 was meant to be a compromise on how to administer the community and its resources. The special plan was never adopted for a variety of reasons. One of the points in the plan may have been the phasing out of a check-in building. Another was whether both units of a duplex could be rented out, which was also controversial.

#### 2) Status of the four large adjacent properties that recently (in 2018) changed ownership.

All four are zoned rural residential, which per the County General Plan allows one single family home with one additional structure (known as an ADU or "granny-unit" outbuilding) per parcel.

- a) 7-acre APN006-150-003 by Ken LeBlanc of Scenic Wonders – applied for 5,280 gpd septic unit (21x single family dwelling); county application put on hold
- b) 32-acre APN006-150-002 by Yosemite Conservancy – Investigating what they want to do
- c) 5-acre APN006-130-048 by Yosemite Conservancy
- d) 31-acre APN006-070-009 by Lauren Angelo – may want a bed & breakfast; maybe more

#### 2) Status of septic permit application for APN006-150-003 and risks to the community for aquifer pollution and depletion.

As part of that septic application, we learned that Scenic Wonders recently submitted a pre-application plan for development that roughly proposes the following:

- Development in two phases
- First phase: 11,000 sq ft building including storefront/check-in area and side businesses such as a

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retail store, internet cafe, business center, lounge, etc.; separate staff residence building with 10 bedrooms, and a 3rd unit, which is a garage (tractor storage, large fuel tanks, etc.) and commercial laundry. All blatantly asserted to be part of a single-family dwelling plus “granny” unit.

- Proposed Second phase in addition to that development: another group of small buildings totaling 16 apartments that would be able to house a staff of 50 people for the operation of Scenic Wonders. They recognize that this phase of development would require a re-zoning.

There are also some restrictions on operating a business on/over park roads. It’s unclear what that means for commercial development in Yosemite West. There’s some history here related to prior violations that occurred in use of the road towards Camp 1.

Several members of the Board expressed concern with the size of the development relative to zoning and existing infrastructure and suggested that we track the proposals, understand the impact on the community, and help ensure that the proper process is followed to review and approve any proposed development.

### **3) Proposed motion to authorize getting an attorney on retainer to protest discretionary building permit applications that would threaten the community's water, sewer, roads, or character.**

Motion by Ted Williams to authorize the expenditure of money already set aside for legal funds (\$1200 current reserved) to hire an attorney on retainer to advise YWPHI and help us protect Yosemite West homeowners interests relative to development in surrounding properties. Seconded by Bert Kroon. The motion passed unanimously.

### **4) Membership update from Treasurer.**

Brian reported that we have 86 members plus 2 on the desk pending deposit, which brings it to a total of 88 members for this fiscal year.

### **5) Banking update from Treasurer.**

Brian Bond confirmed that the earlier PayPal erroneous transactions have been corrected/reimbursed.

### **6) Yosemite West Commemorative Plates.**

We need to choose the policy for sending additional plate sets to "new" members. Nothing would be announced until August anyway, and we could choose to say at that time that "new" members would receive the plate set upon joining, and "renewing" members could purchase a plate set for an additional \$50 (so it would cost \$100 for both 2019-2020 renewal and purchase of a plate-set).

We agreed to initially hold these plates back for the silent auction and potentially other sales within the community.

### **7) Status of Directors & Officers liability insurance.**

Insurance has run approximately \$1000/year. We believed it was especially needed for the fire safety grants that involved YWPHI administering contracts that involved tree felling.

These policies usually are intended to cover cases where the association owns property, such as a pool.

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That doesn't apply to us, but some board members are concerned about liability from YWPHI-sponsored activities and on any contentious issues that might arise in the community.

Mike Stepien makes the motion to reinstate our existing DP&O coverage at approximately our current rate. Katrin seconds. Ted & Gary vote no. Bert abstains. Mike, Katrin, Scott, and Sergio vote yes. The motion passes. Ted will follow-up, but can't do so right away.

**8) Planning for the 5/26/2019 community picnic.**

a) Yosemite Conservancy speaker confirmed.

b) Silent Auction fundraiser to benefit CFF (California Fire Foundation) being organized by Katrin. Katrin needs a space away from the food for the auction if someone has input, tables, etc. Bert can help with tables.

c) Email update. In May, Ted will send an email update. If Katrin has something available at the time, it could be included.

d) Kim will run a community chipping project at no cost to the community, funded by the previous grant work. This is planned for 5/28/2019.

The meeting adjourned at 8:49 p.m.

Respectfully submitted by  
Scott Renfro