



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting July 14, 2020

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

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

Officers Present: Pamela Schulz

Directors Absent: Sergio Pellegrino

I. Minutes

No minutes were read or approved.

Previous minutes posted: <http://yosemitewest.org/u/2020-04-14-YWPHI-BoD-minutes.pdf>

II. New Business

1) Labor Day meeting scheduling

We're going to plan on cancelling Labor Day picnic and in-person meeting due to COVID-19 unless there's some very significant change in the situation. Instead, we'll plan on a virtual/phone meeting. We need to nominate members for election, including the four members with expiring terms. Ted will host via Microsoft Teams. Katrin volunteered to help coordinate online comments during the meeting.

2) Annual meeting additional content

Inviting Rosemarie Smallcombe seems like the best option. When date gets closer, Ted will check her availability to join the call for a Q&A session with the community. The meeting day proposed is Tuesday September 1 so as to not conflict with the Labor Day road-trips, and meeting time can be 7pm since phone meeting doesn't need to be in daytime.

3) Welcome letter to new YNP Fire Chief Buckley

Ted moved to approve his draft letter welcoming the new chief. Gary second. All approved. Letter sent by paper mail.

4) Mailbox lights

Katrin put up some IKEA lights in the mailbox. It's already helpful to people who arrive at night. Still need a solution for solar charging and manual switch or motion sensor to turn on when the postal carrier needs light. If people have ideas, please email Katrin.

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5) YWDAC meetings updates

- June 11 YWDAC main quarterly meeting plus July 9, 2020 special meeting to review Provost&Pritchard report on proposed water expansion.
- Notes for June 11 are on the website: http://yosemitewest.org/2020-06-11-YWDAC_notes.pdf
- Notes for July 9 are on the website: http://yosemitewest.org/ywdac/2020-07-09-YWDAC_notes.pdf

- YW Wastewater Treatment Facility (WWTF) documents say that building permits won't be denied if we run out of wastewater capacity but instead everyone's capacity will be reduced.
- Acquisition of additional leach field property to increase WWTF capacity. As of June 11th meeting, county and seller hadn't reached a price. There's been some meetings since then, but we haven't heard more.
- Zone of Benefit from 2018 invalidated. Mike Healy said the county would start a process to request refunds and give us the details, but a month later we've heard nothing. June 30 meter reading should be the last reading with the higher rates. Old meter readings may be necessary to get a refund. Apparently, one can file a "claim" with the County by letter to the Clerk of the Board.
- New rate study was commissioned by Mariposa BoS with Bartle Wells Associates, in preparation for another round of utility rate-increase. Old rate study in 2017 ignored half of the revenue, which is the half that comes from property taxes, and likely overestimated the necessary rate increase as a result. We need to make sure that this round of rate-increase proposal properly counts this revenue source.
- YWMD is considering sale of water to NESC (Nature Bridge) without clear justification or notification. Provost & Pritchard report initiated in January was delivered in June and discussed in the July 9 YWDAC meeting. Idea of infrastructure partnership was rejected as not viable by Provost & Pritchard, and thus the only proposal considered was adding Nature Bridge as just another customer despite their size and with no return benefit to the community other than paying per gallon for the water they use.

6) Yosemite Conservancy land development

- Yosemite Conservancy is applying for a lot line adjustment. Map on website: http://yosemitewest.org/YC_LLA_TentativeMap.pdf

7) Community mailing

- In August, we will do a full paper mailing to the community that will include a "development news letter" and the usual call-for-dues for YWPHI Membership Year 2020-21, which runs from 9/1/2020 to 8/31/2021.
- Ted will prepare the letter, and Gary will do the mailing.

The meeting adjourned at 8:59 p.m.

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Respectfully submitted by
Scott Renfro

Edits by Ted Williams

Schedule of next meetings:

YWPHI annual meeting (pre-Labor day) is re-scheduled to phone call this year:

- September 1, 2020 by phone at 7pm

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