



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting July 13, 2021

The meeting was called to order by President Ted Williams at 7:02pm.

Directors Present: Hilary Bagshaw, Gary Mazzone, Pamela Schulz, Ted Williams, Bert Kroon

Directors Absent: Katrin Kuttner, Neil Pack

Officers Present: Scott Renfro, Katie Weber

Officers Absent: Sergio Pellegrino

Guests Present: Adar Emken

I. Update from Ted on 6/10/2021 YWDAC meeting

- **Tree felling grants.** There remains confusion about funding for tree-felling along well-access road. Even though funds are available from both MCRC and OES grants, details of ordering still need to be negotiated by Mariposa Public Works.
- **YC wellheads.** They are not known to have found any significant water flows, and drilling attempts apparently stopped in October 2020.
- **Day-pass visitor parking.** New "no parking" signage requested in YW to discourage YNP day-pass visitors from pulling into YW and sleeping overnight in cars.
- **NPS water sources for Nature Bridge.** NPS wrote [letter](#) to Fresno Water Board, but water board responses don't leave NPS with great options.
- **Public Works financials.** Financials presented by Public Works for YWMD continue to be in error. Total YTD revenue from billings is stated for only a few months, not YTD. We still lack a total fund 322 operating account balance despite 2 written requests for corrections.
- **YWMD sewer bond reserve fund 755.** This fund has \$132k accumulated, and letters exchanged with County Treasurer (CAO) confirm funds may be used for "non-recurring" capital expenses for our WWTF. In YWDAC meeting, Ted Williams proposed using part of fund 755 for the replacement of leach field hardware, and proposal was approved, so that \$125k can be deducted from the coming utility-rate increase.
- **Rate-study.** Coming YWMD utility-rate increase needs revisions to include removing the \$125k for leach field hardware, part of the \$415k for leach field expansion, and the \$160k for well-access tree felling. No timeline stated for next revision or when prop 218 process would begin.
- **Sewer and water ordinance.** More debate on the proposed revision to Mariposa ordinance 13.28.010 to clarify allocation procedures apply both to water and sewer, if ever future shortages. Apparently, current ordinance for sewer rationing is believed to not be in effect anyway. Mariposa BoS desires more legal investigation before proposing specific new ordinance.

Yosemite West Property & Homeowners, Inc.

7585 Henness Ridge Road, Yosemite National Park, CA 95389

www.YosemiteWest.org

Page 1 of 4

- **Scenic Wonders.** BoS believes no SB1263 requests received from Scenic Wonders regarding GPZA application.

II. Mariposa County [re-districting survey](#) is soliciting input from all county residents

Residents would benefit from submitting feedback to [the survey](#).

- [Mariposa Supervisor District Map](#) shows the 5 districts. Currently, District 1 currently includes Yosemite West, Yosemite Valley, El Portal, and Midpines. District 5 includes Wawona and Fish Camp.

III. Chipping Day Update

- Thanks to the team for pulling this off!
- 27 lots or sites included, several of which consolidated debris accumulated from several lots
- Right on budget at \$1500, with just one day of work
- Logistic issues with the chipper company were resolved.

IV. Firewise meeting with CalFire held 6/16/2021

- [Presentation](#) from Adar and Katie on status and next steps to attain certification.
- CalFire toured the community with YWPHI representatives (Adar Emken) and did defensible space inspections
 - Most homes would pass an inspection; real focus now on ember-resistance
 - Top 5 things residents could address: (1) uncovered woodpiles, (2) pine needles on roofs, (3) plants near/above propane tanks (should have 10' clearance), (4) branches overhanging chimneys, (5) storage of flammable materials under decks

V. Additional fire committee topics

- **Committee Membership.** We would benefit from another person joining the Firewise committee, especially a full-time resident.
- **Firewise application.** We're in the process of submitting our application, and ours should be the first or one of the earliest submissions for Mariposa County.
- **Membership Mailing.** It'd be good to include tips in the next mailing, and help the community get actionable and helpful information (e.g., updating list of useful companies to hire for improving fire safety and defensible space)
- **MCRCD Grant.** We are told like our application is one of the higher scoring ones, so we're hopeful this may get approved.
- **Hydrant inspections.** Unclear if fire hydrants have been inspected since 2018. Public Works is supposed to repaired, dig out, or uncover as needed. YWDAC has requested, but ongoing problem.
- **New CA law.** Properties that are listed for sale in California fire-prone areas need to pass a defensible space inspection prior to sale. Need to alert community.

VI. Treasurer's report

- Current membership and balance status
- 2020 tax return filed

Yosemite West Property & Homeowners, Inc.

7585 Henness Ridge Road, Yosemite National Park, CA 95389

www.YosemiteWest.org

VII. Mailbox parcel lockers

- Pamela ordered and Bert has received and is storing the additional parcel lockers for mailbox shed.
- Bert expects to be able to do the installation of the parcel lockers within a few weeks.

VIII. Recycling dumpster

- Previous recycling dumpsters were removed 2016. We'd really benefit from bringing them back.
- Marcie Pedersen has initiated negotiation with Recology to attempt to return a recycling dumpster to YW.
- Ted Williams had discussions with YW Condo Association President (Anne Acuna) to see if we can use the prior location, but not hopeful.
- We're struggling to find a property owner who will allow the dumpster on their property. Historically, there are concerns about left trash.
- If you have ideas, please share them with Ted Williams or Marcie Pedersen.

IX. Utilities rate-increase proposal

- Public Works has not kicked off the prop 218 process yet. There needs to be some corrections to numbers, prior to sending out notices. With the Public Works Director on administrative leave due to Grand Jury allegations, this item is likely be indefinitely delayed.
- Bert Kroon noted many delayed-maintenance problems at our WasteWater Treatment Facility.
- Water and sewer capital improvements all will be on hold until rates increased to provided funding.

X. Annual paper mailing for membership drive

- Gary's mailing from last year worked really well, so we definitely want to do that again.
- Potential to include another updated newsletter and/or FireWise update letter.

XI. Annual YWPHI members' meeting 9/5/2021

- After discussion, we settled on having an in-person members meeting, but without common food.
- Gary will also organize an in-person Board of Directors meeting at his house on Sunday afternoon.
- Election for 2 Board of Directors terms expiring this year, for new 2021-2024 slots.
- Guest speaker proposals?
 - Possibly someone connected with fire insurance commissioners office to discuss the insurance landscape in California.
 - Education about on-lot needle pile self-burning during permissible autumn+spring periods.

XII. Annual YWPHI Board of Directors meeting 9/5/2021

- Annual officer selection. Current Treasurer requests another Director take over Treasurer's role.

The meeting adjourned at 8:52 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 pre-Labor day:

- September 5, 2021 following YWPHI annual membership meeting
- January 11, 2022 virtual at 7pm
- April 12, 2022 virtual at 7pm
- July 12, 2022 virtual at 7pm

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

- September 9, 2021 at 2pm
- December 9, 2021 at 2pm
- March 10, 2022 at 2pm
- June 9, 2022 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 virtual accessibility debated.