



# Yosemite West Property & Homeowners, Inc.

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## **YWPHI Board of Directors' Meeting** September 5, 2021

The meeting was called to order by President Ted Williams at 3:15 pm.

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

Directors Absent: Katrin Kuttner, Neil Pack

Officers Present: Katie Weber

I. Election of YWPHI officers for the coming 2021-2022 year. Candidates are:

- President: Ted Williams
- Vice-President: Katrin Kuttner
- Secretary: Scott Renfro
- Treasurer: Neil Pack
- Membership: Gary Mazzone
- Grants: Katie Weber
- Fire-Safety: Adar Emken

Bert moved, Gary seconded, and the motion carried. Officers are as above for 2021-2022.

II. Firewise Certification

- Great news that Yosemite West FireWise certification was officially received 8/31/2021
- Yosemite West is the first and currently only FireWise community in Mariposa County
- Thanks to Adar Emken for the leadership in attaining certification.
- Unclear what other benefits this will result in, but at least one insurance company seems to offer a discount. (USAA)

III. Paper mailing sent in July

- Fire news update letter and membership recruiting forms.
- New CA law about defensible space inspections
- A few minor questions but not much feedback yet.

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#### IV. Treasurer's report

- New 2021-2022 membership response so far:
  - – About 20 renewal checks processed by Pamela (outgoing Treasurer).
  - – About 25 renewals in Paypal.
  - – About 30 renewal checks received to be processed by Neil (incoming Treasurer).
  - So, overall, already 75 members for 2021, compared with 102 total in 2020.
- Balances (9/10/2021) including about half of the 2021 incoming dues payments:
  - Wells-Fargo checking: \$8713
  - Wells-Fargo savings: \$5589
  - Total bank accounts = \$14302

#### V. Grant update for tree-felling and downed-tree removal

- Forest Health Grant awarded 8/12/2021 through MCRCDC
- Along with Melinda Barrett (MCRCDC) and Gary Dickmann (NPS), Katie Weber intends to have a virtual town hall later this year to explain the grant to property owners, probably including Yosemite West and Wawona in the same meeting.
- Discussion about how/when to update the mailing list for a mailing within Yosemite West, probably in Nov/Dec.

#### VI. Mariposa Public Works

- New interim director Shannon Hansen, appointed in June 2021.
- Director Hansen did respond to Katie Weber's messages regarding fire hydrant issues, including removing coverings, but noting that hydrant #16 is inoperable and needs to be replaced.
- Director Hansen has not yet attended any YWDAC meeting, but we hope she can attend at the 12/9/2021 meeting.
- No news yet from Public Works about re-starting the utilities rate-study corrections in preparation for a prop218 process.
  - The rate-study could re-start either with Michael DeGroot at Bartle Wells Associates (BWA) or with Joseph McLiney & Company (SAMCO capital) with whom Mariposa County is recently engaged for other financial issues.
  - Public Works has to decide whether to combine any prop218 rate-increase process for YWMD with rate-increases for other county service districts, for economy of effort.

#### VII. Mailbox shed

- Bert is working on installation of additional parcel-delivery lockers, though he's having to build a frame for them to be mounted in and working out the placement where the doors can open without hitting the counter.
- Other repairs for back wall or roof extension? Not at this time.

## VIII. Bear information

- There are 3 or 4 bears currently “roaming” Yosemite West, and at least 1 of the has become human-habituated and a threat to houses. A homeowner with damage will likely be requesting a depredation permit, within the next several weeks.
- Bear information letter from Tim Kroeker was posted at: [http://yosemitewest.org/Bear\\_letter\\_TimKroeker\\_20210905.pdf](http://yosemitewest.org/Bear_letter_TimKroeker_20210905.pdf).
- Distribution plan for handy info: <https://wildlife.ca.gov/Keep-Me-Wild/Bear> and <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=57522&inline>
- How to promote Bear-Aware education, especially to renters?
- Discussion about a YWPHI project to create “bear education” laminated posters.
  - Use some of the content from the above flyers from Fish&Wildlife
  - Can Katrin be the graphic artist to create a Yosemite West version?
  - Gary Mazzone is available to get the posters printed and laminated.
  - Goal would be to get the signs distributed directly to rental owners, who could post them in their homes, without needing to go through the operator rental agencies.
  - Target creating and distributing the signs prior to summer 2022.

## IX. Other proposals to aid our community?

- Discussion about whether our well’s water capacity is diminished by the drought.
  - Should YWMD try to do a pump test or aquifer capacity test? Can 85gpm still be maintained indefinitely without aquifer depletion?
  - Our current usage isn’t a sufficient test. In July 2021, the actual overall average was 40gpm so doesn’t answer the capacity question if demand increased.
  - Ted Williams raised this topic at the YWDAC meeting. Actually doing tests to determine aquifer capacity is a big effort, requiring pumping for multiple days (and “spilling” the pumped water) and looking for a change in level of water at the bottom of the well. These tests are not routine, and there has not been a true aquifer capacity test on well #9 since it was put into operation in 1984.
  - Conclusion by YWDAC is that this can be an agenda item to consider for future meetings (in context of getting information for future build-out calculations), but an aquifer capacity test would take a year to plan (so earliest would be October 2022), and there would have to be enough justification and budget to pay for the testing.
- More communication about encouraging owners to prepare for needle-pile burning in winter.

The YWPHI BoD meeting adjourned at 4:25 p.m.

Respectfully submitted by  
Scott Renfro (with edits by Ted Williams)

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X. YWDAC additional meeting notes on Thursday 9/9/2021 (notes added here, post-meeting)

- Ted Williams raised the question permission to put a recycling dumpster onto the “County Maintenance parcel” next to the YW mailboxes. Rosemarie Smallcombe said she would send request to Shannon Hansen for consideration. Generally, according to Marci Pedersen, Recology would be willing to try again, if a location became accessible.
- WWTF leach-field land purchase for sewer capacity expansion was stalled because of miscommunication about “who had the ball” between the County and the land owner. County CAO Dallin Kimble hopes to finish the agreement by end of 2021. But the deal has gotten more complicated because the purchase has expanded to pieces from several parcels, so there would likely be an LLA (Lot-Line-Adjustment) which could take more months to settle and approve.
- Maintenance of the 0.7miles of road between Wawona Road (Hwy 41) and the YW mailboxes continues to be a problematic issue:
  - NPS says the road doesn’t serve a “park purpose” so NPS won’t maintain or repair. And apparently NPS doesn’t issue “special-use” permits anymore, so hard for County to get legal clarity.
  - Mariposa County gets funds from a CA state agency for maintenance of other county roads, but our 0.7mile access road is not in the “inventory” of roads.
  - Smallcombe states that County Counsel Steve Dahlem will need to weigh-in before Mariposa County can decide about how to handle the maintenance of this road.
  - Possibility of the maintenance (pothole repair) for this 0.7mile section being funded from YWMD user fees (and coming increase).
  - But if YW roads are repaved, then adding that 0.7mile section would be a significant cost change, so would need to include in rate-study to adjust paving budget.

**Schedule of next meetings:**

YWPHI BoD meetings are on 2<sup>nd</sup> Tuesday of each January, April, July, and Sunday pre-Labor day:

- January 11, 2022 virtual at 7pm
- April 12, 2022 virtual at 7pm
- July 12, 2022 virtual at 7pm
- September 4, 2022 following YWPHI annual membership meeting

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

- December 9, 2021 at 2pm
- March 10, 2022 at 2pm
- June 9, 2022 at 2pm
- September 8, 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 hybrid-meeting virtual accessibility challenges.