



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting January 11, 2022

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

Directors Present: Katrin Kuttner, Neil Pack, Scott Renfro, Pamela Schulz, Ted Williams
Directors Absent: Hilary Bagshaw, Gary Mazzone

Officers and Guests Present: Katie Weber, Adar Emken, Bert Kroon

1. Fire Safety

- MCRCD Grant Update
 - Great work from Katie and Adar
 - Good response on applications for the grant
 - Matching satellite imagery to parcel maps to find “Troubled Tree Tally”, about 30 lots, of which about 70% have agreed to participate in Grant.
 - We are able to accept late applicants, so we’ll try to close more
 - Largest property holders are the most beneficial to close out
- Firewise
 - Adar to distribute forms for logging hours to meet annual requirements.
 - Education component
- Chipping Day – May 31st
 - Katrin volunteered to handle the onsite review of chipping piles, both right before and then after.

2. Mailbox locker expansion

- Thank you to Bert for construction of the frame, and installation
- Status of final lock installation by USPS. Ted has contacted John Reynolds at USPS who has the master locks on order.
- Pamela will follow up with Bert to get the customer-side keys to the USPS

3. YWDAC 12/9/2021 news

- New Mariposa Public Works Director: Shannon Hansen
- Larry Harris tasked to restart rate study with BWA (approved by Mariposa BoS on 1/4/2022). Michael DeGroot still at BWA . County Engineer Gary Brown has resigned. The work done a year ago lost momentum, but Larry has been asked to start a new Prop 218 process. The county

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will likely reuse the same contractors, and hopefully we can catch or avoid more mistakes this time around.

- County responsibility for Henness Ridge road between NESC and YW mailboxes. YNP has been clear now that responsibility for road maintenance, clearing, snow removal, etc. lies with Mariposa County. YNP does not intend to issue more “conditional use permits” for the road, but now views policy as not requiring such a permit.
- Sewer overflow maintenance. There was a sewer overflow in November where the main Henness Circle line comes down on the property line between the Stroh and Mazzone lots. The overflow was attributed to upstream dislodging of roots. The overflow was cleared but not properly cleared up. The county has agreed that it’s their responsibility for cleanup even though it didn’t happen this time.
- Well pump capacity. Larry thinks we’ve had usage that approximates testing, so testing wouldn’t be a large benefit. He says our well #9 is one of the most reliable wells in the county. Apparently, a well capacity test that meets civil engineering standards requires pumping continuously for 10 days and all of that water is wasted. As a result, we think the current estimated capacity is sufficiently accurate for future capacity estimation.
- No recycling-bin solution yet. Still don’t have a location to put a recycling bin. The condo association and county have both refused to place it on their land.
- Fund 755: county has about \$170k that we’d like allocated to the leach fields so leach field equipment won’t have to be funded by the rate increase.
- Sewer road tree felling should get addressed via a separate grant from CalOES.
- No update on leach field negotiations. County will still need a surveyor to mark exact on-the-ground boundaries.
- Yosemite West bond refinancing. In 2006, there was a bond assessment on all properties. Some paid immediately; some went into 40 year loans at around 5%, which is higher than it needs to be given current market conditions (though interest rates for public entities are a different loan market than interest rates for private borrowers). The county is apparently trying to find a way to refinance our bonds to free up funds for public works. But Shane Spicer has withdrawn effort due to concern that benefits not worth the costs. But Joseph McLiney still thinks there could be savings. County Treasurer Keith Williams likely to try refinancing investigation again.
- Discussion about potential TOT permit requirements for locked trash containers and adequate parking, but no resolution on how to apply to legacy TOT permit holders.

4. Enforcement issues for snow play parking

- We’ve had some reported issues with people parking on Henness Ridge Rd to play in the snow and thus blocking the road for residents
- We need to call the county sheriff to cite snow play parkers unless they’re right at Nature Bridge, in which case the Park Service will likely help.

5. Bear Flyer

- Katrin sent out some proposals.
- The postcard could be good with more information on the backside.
- Laminated posters could be best to either hang outside or ask rental operators to post for their guests.

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- Request made to Gary for printing and laminating a batch of the posters.
- Planning for how to distribute in April 2022

6. Treasurer's report

- Membership status. Membership is only slightly down despite us missing some meetings due to the pandemic. Thankfully, we did have a meeting (with masks) in September; just no bar-b-que.
- YWPHI bank balance is also good, mostly because spending has been down, also due to the pandemic directly, and indirectly.
- We should be thinking about what would be good uses of our budget since we can likely pull off a couple of larger projects that can help the community similar to Bert's recent work to get the mailbox lockers installed.

7. Community resources

- Katrin pointed out that a lot of service businesses are less and less willing to come up to YW so it's getting harder and harder to find support. Example of services: snow removal, roofing repair, tile repair, chimney sweeping, window washing, carpentry, cleaning.
- Maybe we could work together as a community and/or the Chamber of Commerce to both encourage small business support and highlight good small businesses that people have had positive experiences with while also being careful about liability.
- Idea for potential "suppliers' trade fair" at YWPHI annual meeting in September.

The meeting adjourned at 8:24 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 Sunday pre-Labor day:

- April 12, 2022 virtual at 7pm
- July 12, 2022 virtual at 7pm
- September 4, 2022 following YWPHI annual membership meeting
- January 10, 2023 virtual at 7pm
- April 11, 2023 virtual at 7pm

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

- March 10, 2022 at 2pm
- June 9, 2022 at 2pm
- September 8, 2022 at 2pm
- December 8, 2022 at 2pm
- March 9, 2023 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.

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