



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting July 13, 2023

The meeting was called to order by President Ted Williams at 7:04pm.

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

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

1. Water pipeline repairs and response

The water pipeline repairs in April and May were well handled by Mariposa Public Works. Perhaps the biggest lesson was there was no way to authoritatively communicate to TOT permit holders (short-term rental owners). The Mariposa Planning Department ought to have a way to send email for urgent issues like this, but apparently there is no process for Public Works process to communicate such a message, so the messages that YWPHI sent out were the only direct notification.

The water disruption also pointed out the need to define how limited water availability is rationed, for example, if our well capacity diminished in the future. Mariposa ordinance <http://yosemitewest.org/res88water.pdf> is already law, and specifically prohibits rental operation when the tanks are less than half full (Phase III) as was the case were during this crisis. The law could use some revision because it makes incorrect assumptions about how one tank could be “held in reserve” for fire, when the reality is the tanks are connected together via pipe, so always have the same level. Regardless, the issue is how to communicate and enforce this law or its successor revision.

2. Firewise Committee Update

- **Chipping day** 2023 had 24 participating properties this year, slightly up from last year, with Scenic Wonders' consolidated piles making the best use of the chipping service.
- **Forest Health Grant**
 - Katie reports from Melinda that MCRCD grant work will be restarting soon, but will prioritize work on the YNP land (mostly along fire roads such as Eleven-mile

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- road) that was previously skipped due to the 2022 Earth Island Institute lawsuit.
- Mariposa County RCD has a new home hardening program that was also publicized to the community. A scheduled visit to participants could do some work on-the-spot, such as installing fire-resistant vents/ember screens.
- Full presentation posted:
http://yosemitewest.org/grants/YWPHI_Fire_Grant_Update_20230713.pdf
- **Firewise Update**
 - Less than a dozen owners logged the fire-defense time&money for Firewise renewal documentation. We have enough to meet the threshold for 2023, but need to re-publicize for next year to better assure response.
 - We can try to bolster response by bringing some paper Firewise forms to the annual 9/3/2023 meeting, and tallying responses listed on paper.
- **CalFire defensible space inspections.**
 - Previous inspection was “informational”, with CalFire noticing some of the common problems of uncovered wood piles, or wood piles stored under decks.
 - Only 2 properties had egregious violations, such as stacks on top of propane tanks.
 - Another round of inspections would probably issue “fix-it” citations to the most severe violators, with the hope of correction for the greater good of fire defense.
 - There is not currently another round of fire inspections scheduled, and if CalFire did come, we would need to make sure to communicate that the goal is for common improvement, and not “trouble-making” by YWPHI.

3. YWDAC 6/8/2023 meeting summary

- New Public Works staff were introduced:
 - Shannon Hansen, Public Works Director
 - Samuel Cerveny, Deputy Public Works Director
 - John Luthi, Utilities (water+sewer) Manager
 - Melinda Rice, Accounting
- Land for sewer leach-field expansion finally purchased per Mariposa BoS meeting on 5/30/2023. Funds to install the leach field sprayer system will be the next hurdle, and will be part of the coming rate setting.
- Rate-study for Prop218 utility rate increase will be restarted. Previous round fizzled out after retirement of Larry Harris. New packet has been sent to BWA. Goal is to pick a reasonable level of goals for capital improvement that could be afforded, without creating an impression of the county going overboard that would trigger protest.
- But current condition of water+sewer system IS bad, due to decades of deferred maintenance. Public Works warns of more emergencies coming.
- Likely next step is getting a draft rate proposal for discussion by YWDAC in September.
- Pressure Reducing Valves (PRV) are in urgent need of replacement. Four have been replaced, and five more need work this summer.
- County’s change to a new accounting system has produced some inconsistent reports.
- We request clarification of the YWMD Fund 3322 fund balance, to make sure that the

year-to-year carry-forward amounts are not lost or “misplaced”. Ted has sent the request to the county CAO along with the calculations based on partial data already received. We await response from Public Works or CAO to confirm or correct.

4. Treasurer Report

- Neil reported all YWPHI 2023 tax filings have been submitted.
- Membership count for 2023 is about 75, down from last year, but still sufficient to cover expenses, since we didn't incur major new outlays.
- Dues payment by Paypal is easier for the Treasurer than dealing with paper checks, but we still want to make it easy for owners to pay as they wish.

5. YWPHI Summer Mailing

Planning to make a summer mailing (July/August) to solicit YWPHI membership, publicize the 9/3/2023 annual community meeting, and other updates. Thank you to Gary Mazzone for again volunteering to send the mailing. Package is ready to send out and posted at: http://yosemitewest.org/YWPHI_combined_mailing_2023.pdf

6. YNP Visitor Access Management Plan comment period

- Comment period for the YNP Visitor Access Management Plan is now open. This includes gathering feedback on ideas such as bringing back a reservation system.
 - <https://parkplanning.nps.gov/documentsOpenForReview.cfm?projectID=113113&parkID=347>
 - The comment period is open from July 6, 2023 to September 6, 2023

The meeting adjourned at 8:13p.m.

Minutes respectfully submitted by Ted Williams

Schedule of next meetings:

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

- September 3, 2023 in-person following YWPHI annual membership meeting
- January 9, 2024 virtual at 7pm
- April 9, 2024 virtual at 7pm
- July 9, 2024 virtual at 7pm

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

- September 14, 2023 at 2pm
- December 14, 2023 at 2pm
- March 14, 2024 at 2pm
- June 13, 2024 at 2pm

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