



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting October 01, 2024

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

Directors Present: Hilary Bagshaw, Greg Desin, Adar Emken, Jedediah Ike, Gary Mazzone, Pamela Schulz, Tim Vanderet

Officers and Guests Present: Neil Pack, Scott Renfro, Ted Williams

Officers Absent: Katie Weber, Nate Mueller

0. Election of officers

Proposed slate of nominations (only President and VP are required to be voting Directors, others serve as Officers):

President:	Pamela Schulz
Vice-President:	Jedediah Ike
Treasurer:	Greg Desin
Secretary:	Scott Renfro
Membership:	Gary Mazzone
Grants:	Katie Weber
Fire Safety:	Adar Emken
Webmaster:	Nate Mueller

Pamela moved. Gary seconded. By unanimous vote, the motion is approved. (Voting members: Pamela, Hilary, Jedediah, Gary, Adar, Tim, Greg)

Discussion of some of the duties of the officers. Traditionally, the Vice-President organizes or delegates the running of the annual members' picnic. Gary volunteered to help organize and grill master the annual BBQ since Jedediah has a recurring conflict that weekend each year.

1. Treasurer's report

Report from Neil Pack, and handover of Treasurer's duties to new Treasurer.

Federal and state tax filings completed in summer and requisite state registrations taken care of as well. Current balance approximately \$16,000. Need to coordinate the signing authority transfer at the bank as well as hand-off of files. Have plenty of checks in hand. Ted collected all the checks as of meeting on

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September 1, 2024, which was about 31 checks. Neil and Greg will coordinate their handoff.

2. Review of members meeting

Minutes published: <http://yosemitewest.org/u/2024-09-01-YWPHI-annual-meeting-minutes.pdf>

Most important topic was public works capital improvements. Mariposa County is initiating another rate study. Rate is likely to at least double and probably triple since it hasn't increased in 20 years. We have a better relationship with Public Works now, and they appear to be doing diligent work on this even if some proposals do warrant push back. Our role as a board is to communicate to the community and help people understand and hopefully protest won't be necessary. Expect a Prop 218 vote of property owners, one vote per parcel, to confirm the increase when it's officially proposed.

3. Review of past BoD meeting

Minutes published: <http://yosemitewest.org/u/2024-04-23-YWPHI-BoD-minutes.pdf>

Reminder from those minutes: the Scenic Wonder rezoning was approved in November 2023, and they have now built a pipeline to supply water to Nature Bridge. Relatedly, there's additional pressure to get a second source of water for the community, which is required by state law. Also, it's worth remembering that we've benefited from more than \$500,000 in ARPA funds from the federal government via work by Mariposa Public Works, which is also good news. Additionally, funding of an ambulance bay in Wawona was approved by congress, which will allow response for us from either side of the ridge.

4. Review of YWDAC meeting held 6/13/2024

Minutes published: http://yosemitewest.org/ywdac/YW_Minutes_6.13.24-DRAFT.pdf

5. Review of YWDAC meeting held 9/12/2024

Agenda published: http://yosemitewest.org/ywdac/YWDAC_Agenda_Packet_9.12.24.pdf

6. Review of YWDAC meeting held 3/14/2024:

- Expenses for YW sewer expansion is not incurring capital expenses because of money from Covid/ARPA funds and DWR grant.
- Matt Hesperheide (Mariposa county civil engineer) provided capital improvement updates to BWA for a new round of prop218 rate study (for all 5 county special districts). Nothing yet to propose for rate-increases, postponed again to next meeting.
- Continued discussions about improvement priorities, including relining of leaking sewer pipes, expansion of leach fields, and possibly building a 3rd sewer pond on the new 80 acres acquired by YWMD.
- US Congress directed-spending (earmark) got \$ 325k for construction of ambulance bay to put beside new fire-station coming in Wawona. So, emergency response can come out of Wawona as well as the Yosemite valley.
- Water meter replacement has improved electronic read-rate to 99%
- Considerations for 2nd well continue, now also motivated by new 2027 requirements from state water board.
- Rosemarie asking for more congressional funding to possibly build the fire-station at Chinquapin.

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7. Future BoD meeting schedule

YWPHI BoD (Board of Director) meetings are traditionally virtual at 7pm on 2nd Tuesday of each January, April, July, and October. Next YWPHI BoD meeting expected 7pm on 1/14/2025.

YWDAC (District Advisory Committee) meetings are in-person (typically in Wawona) at 10am on 2nd Thursday of each March, June, September, and December. Next YWDAC meeting expected 10am on 12/12/2024.

Pamela also offered to meet up with board members and officers when they're in Yosemite West to catch up and get to know each other better. Ted reminded everyone to keep an eye out for others who are willing to serve on the board or volunteer in other ways. YWPHI is a volunteer organization, and we get benefits for the community with the effort put into communication and organization of service projects.

8. Grants updates

Adar noted that we have a FireWise renewal due November 22, 2024. Current reports of fire prevention work is thin, so we should send an email to solicit more reports. Adar will email Pamela a draft for Pamela to send to the community.

9. Overwhelming thanks to Ted Williams

Pamela led the group in thanking Ted for all his work for the community. Ted's gone far above and beyond what anyone could ask for in a president of YWPHI or any other role in the community, and we greatly appreciate all of his work over the past nine years that he's been on the board.

10. Any other items raised by BoD members

No other new business or discussion suggested.

The meeting adjourned at 8:06 p.m.

Respectfully submitted by
Scott Renfro (edits by Ted Williams)