



Yosemite West Property & Homeowners, Inc. (YWPHI)

<http://www.yosemitewest.org/>

YWPHI Board of Directors Meeting Minutes Tuesday, January 10, 2017

Invited Participants

Board Member

Ted Williams – President

Steve Pedersen – Vice President

Kelly Rich – Treasurer

Scott Renfro – Secretary

Vonnie Coombs

Bert Kroon

Mike Stepien

Committee Members and Guests

Brian Bond - Accountant

Attendees: Ted, Steve, Bert, Brian, Kelly, Vonnie, Mike

Meeting opened: 7:05pm

- 1) Welcome to Brian Bond, accountant and assistant Treasurer
Brian present at meeting. Brian does not yet have key to the mailbox where members send dues' checks. **Kelly** will work out with Brian a duty schedule to collect the mail, and provide Brian a copy of the key.
Brian now has the Quicken software installed, and **Kelly** needs to upload the YWPHI database to enable Brian to access.
- 2) New-member welcome letters sent.
Ted sent >50 membership drive letters back in November. Some (3) letters have been returned "no forwarding address" even though the addresses used were the ones recently provided by YW property purchasers to Mariposa county.

Yosemite West Property & Homeowners, Inc.
7585 Henness Ridge Road, Yosemite National Park, CA 95389

www.YosemiteWest.org

3) Membership status from Treasurer

About 8 new paper-mail letters&checks were received from new members from the membership drive. Also, several Paypal payments are recently received, but Kelly has not checked the email identifiers to confirm whether these are new members or renewals.

Kelly will send the 3rd set of invoice reminders for the 2016-2017 YWPHI membership dues.

4) Website updates (posting of Welcome and Trash letters?)

Ted has requested several times to our webmasters (Scott and Kelly) to post items to the website. Need to do a round of posting on several past items. **Ted** will re-send to Kelly for posting the following items:

- i. The YWLC status letter from 10/2015.
- ii. YWPHI “New member” letter
- iii. Letter about appropriate handling of trash in YW.
- iv. Our new map in pdf form, showing address ranges
- v. YWLC final status letter
- vi. These BoD minutes from 1/10/2017

Kelly will find reasonable places in the structure to post these items.

5) Fire grant status (both 2016 and 2017 issued grants)

The 2016 fire grant was awarded back in 3/2016, and had all lot owners’ participation approved back in 5/2016, but then was stalled waiting for Cal-Fire approval of CEQA (California Environmental Quality Act) exemption. The CEQA signoff was finally attained 12/20/2016, and funds from this \$98,842 grant can now be spent. Contractors for felling trees and chipping have already been selected and will begin as soon as weather allows. It will be a later decision as to whether chipping of existing piles will happen soon, or a new announcement made for 5/30/2017.

A new 2017 fire grant for \$180,789 was awarded to YW (thanks again, Kim) on 12/2/2016. Next steps are to again go through the process in the coming months of getting property owners’ permissions and then applying for the CEQA exemption again.

6) Yosemite West Legal Committee status and return of funds

The YWLC (Yosemite West Legal Committee) was formed in 2013 to hire attorneys (Cota-Cole) to assure Mariposa County followed the Prop 218 legal process for YWMD (Yosemite West Maintenance District) rates and to commission a financial analysis (VTD = Vavrinek Trine & Day) to unravel and correct the county accounting of the 2004 assessments on properties within YWMD.

These tasks were completed, and the YWLC intends to return remaining funds proportionally to individual donors who gave > \$250 and the original \$3000 placement from YWPHI.

Motion by TedW (seconded by Kelly, and revision seconded by Bert):

“YWPHI prepares to accept return by Cota-Cole of \$3000 and treat it as a negative expense offsetting the 2013 transfer to YWLC. The \$3000 will stay allocated in a Quicken sub-account dedicated towards future legal needs of benefit to the Yosemite West community”

Motion passed: (5 Yes votes, 1 abstention).

- 7) **YW properties not in YWMD (Yosemite West Maintenance District)**
Parcel A (15 acres north of YW mailboxes), Parcel B (7 acres south of mailboxes), and Parcel C (32 acres west of mailboxes) are all owned by “Yosemite West Associates, Inc.” (the descendent group of “the doctors” who owned most of the original YW land prior to the 1967 subdivision). In particular, Parcels B and C (on the east and west sides respectively of the road uphill from the mailboxes towards Henness Circle) had a recent status readjustment at the Mariposa County Planning Commission meeting on 12/2/2016.
The owners of these 3 Parcels are taking steps for sale or further development. All 3 parcels are currently zoned for single-family residential use. One concern is that the Parcels use or will use YWMD roads, even though not water/sewer, because the Parcels are not taxed in the YWMD. There is a pending fairness issue in the County to adjust the fee called a “Contribution in Lieu of Assessment” for these Parcels to include not just the \$8/month road user fees, but also the equivalent amount that YWMD owners pay for roads out of property taxes going into Fund 322.
- 8) **YWMD status and pending Rate-Study**
Mariposa county began 7/16/2015 a combined “Rate Study” for 7 special districts (including the 3 special districts for water, sewer, and roads comprising YWMD). The purpose of the Rate Study is to make a proposal to adjust utility rates to be consistent with a 5-year outlook of the service and maintenance costs needed by the YWMD on behalf of the community.
At the 12/8/2016 YWMDAC (YW Maintenance District Advisory Committee) meeting, the county stated they have received draft reports from the Rate Study, but they needed to take another pass with the contractor (ART = Advanced Reliability Technologies, LLC) to make the proposals reasonable enough to propose to the YW community. Within the coming months, we expect to receive the revised view of the proposals. Any rate changes will need to go through a Prop 218 approval ballot process by laws applicable to the YWMD special district.
When information and a proposal are available, YWPHI will facilitate communication to the community owners. Mike asks for inclusion of a comparison to utility rates in other communities. Ted observed that the current YWMD incremental rate of \$8.70 per thousand gallons is currently lower than San Jose as an example, though YWMD has a high zero base/standby charge of \$55.65 per month that penalizes small users disproportionately.
- 9) **Signs (“no fire” signs, and community map by mailbox)**
The old wood sign near the mailboxes is secure enough to remain unchanged in its current position.
In addition, a service to our community will be to post a to-scale map that has address range information on the mailbox shed itself. Ted circulated a map he drew with the input of Bert. Previously, we also discussed making specific signs stating “No fires, No Camping, No fireworks, No smoking, ...” to be posted before the 2017 fire season.
We discussed adding symbols with these proclamations to the map, and **Ted** will send such a revision in pdf.
Mike will then get quotes for having 3 metal signs made, to both post on the mailshed, and a couple key points at road junctions, if we may share the poles already placed by the County. An alternative is to make just a single large wooden sign, for which Bert has a \$450 quote.
The proposals will be compared and discussed at the next (4/4/2017) YWPHI BoD meeting.

- 10) Email to membership (Upcoming letter, how to send to all?)
 Sending email to the full YW database is still not well automated due to the number of recipients. **Kelly** will email Ted a full csv with all known YW owner (resident plus non-resident) email addresses.
 Then **Ted** will email (from President@yosemitewest.org) the full list, with pointers to the recently posted items, and also pointers to the website updates about the Fire Grant news.
- 11) Entity status – HOA (1120-H) vs Non-Profit 501(c)4
 YWPHI has historically filed Federal form 1120-H (a special version for Homeowners' Associations of the general Tax return for taxable corporations) and declared member contributions as "Exempt Function Income" under IRS section 528.
 A more proper and advantageous treatment could be to file as a section 501(c)4 non-profit, which could have the potential advantage of allowing us to directly receive grants (such as the fire grants) without paying service percentages to a fiscal sponsor.
Brian will check on the tradeoffs of these filing choices, and report back at the next (4/4/2017) YWPHI BoD meeting with a recommendation including assessing the paperwork burden.
Kelly will confirm that the YWPHI corporate bank account would be unaffected by this filing choice.

BoD meeting adjourned 8:40pm.

BoD meeting Schedule for 2016-17

Date / Time	Central Agenda
09/04/2016 (Sunday noon)	Appoint officers and committees
01/10/2017 (Tuesday 7pm)	Update communications on YWMDAC and rate study
04/04/2017 (Tuesday 7pm)	Plan Memorial Day picnic, select speaker, chipping
07/11/2017 (Tuesday 7pm)	Plan Labor Day annual meeting

The next YWPHI members' meetings are:

- 1) Noon Sunday 5/28/2017 = Memorial Day Picnic and Fire Safety speaker.
- 2) Noon Sunday 9/03/2017 = Labor Day annual Members' business meeting.