



Yosemite West Property & Homeowners, Inc.

YWPHI Board of Directors' Meeting April 4, 2017

President Ted Williams called the meeting to order at 7:05 pm.

Directors Present: Robert Kroon, Steve Pedersen, Scott Renfro, Mike Stepien, Ted Williams

Directors Absent: Vonnie Coombs

Guest Present: Brian Bond

I. Minutes

No minutes were read or approved.

II. New Business

Our Mariposa County Supervisor is encouraging all county residents to provide data to push the Fire insurance providers. We were sent the below message and link:

Home insurance availability and cost has become a challenge for some Mariposa County residents. Mariposa's Board of Supervisors is working under the Governor's Tree Mortality Task Force to address the issue, but we need some data to educate Fire Insurance policy makers. So, we are coordinating with a non-profit organization on a data-gathering survey. Please help us ensure that Mariposa's data is included in the results. Here's the link to take the California Home Insurance Spring 2017 survey: <http://uphelp.org/survey/>

1. Memorial Day Picnic. This is an important talk to share how the Rate Study is going, and to answer everyone's questions about the study. This will likely just focus on the process and not the results. Speaker will be Larry Harris, and this will also be opportunity for him to meet our community. Prior County Public Works Director resigned, which was a loss of the good will we had built up.

2. Rate Study news. County has been doing the study since July 2015. The goal is to try to make a 5 year financial plan for YWMDAC (Yosemite West Maintenance District Advisory Committee). The process produces a legal document called the "Engineer's report" and most follow a specific timeline and set of steps to approve rate changes. The county hasn't yet previewed the Engineer's report at any of the recent YWMDAC meetings. County counsel is trying to assess the timelines and enact the request

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of YWPHI and the YWMDAC for time to engage before starting the Prop. 218 clock ticking with the Mariposa County Board of Supervisors.

3. Proposal to engage Cota-Cole for Rate Study. Also in discussion with Larry Harris and the County's attorneys about whether the rate increase will be sent for approval by mail vote of property owners or whether there would be a Majority Protest Hearing, which would require a majority of property owners to be present to vote on the proposal (or vote by proxy). This is the same issue that occurred in October 2013. Because of turnover in the County staff, it seems likely that they've forgotten what happened last time.

Ted moved to authorize the re-engagement of Cota-Cole to ensure that the county follows proper Prop 218, and that we would be authorizing the payment of a retainer be paid of up to \$3000 to Cota Cole as needed. Mike seconded. The **motion carried** (Bert abstained under concerns that it may be too early to pay the attorney).

Bert also pointed out that the Mariposa Board of Supervisors recently accepted a title change to the road ownership to clarify that YW roads are no longer owned by the "doctors" (Yosemite West Associates or Yosemite Highlands) but are now owned by the County. And if the County owns the roads, then why does road maintenance need to come from the YWMD? Does ownership of the roads now mean the County should just pay for the YW road maintenance like all other County roads? (And if this legal reasoning holds, it would also remove the confusing issue of how to charge the 17 other parcels not in YWMD for roads, since road maintenance would cease to be a YWMD issue, and would come from County general property taxes.) We will ask the attorney as to whether this argument can be included in our requests for correction to the County's process.

4. Potential Bylaws Amendment. Pursuant to the October 2106 meeting, Brian Bond (son of Bill and Louise Bond, long-time YW homeowners, and previous YWPHI secretary) has been the Accountant and acting treasurer. The full Treasurer title can only be held by a YWPHI member. This is a good example of a situation where it would be good to be able to have full member/owner delegate rights and responsibilities to a family member. Ted is thinking that an amendment to the bylaws to allow authorization of "next of kin" may be reasonable to vote on at the annual meeting, both to handle this and future similar situations. Scott wonders what the right limit is for how close a relative would qualify, but mostly wants to be sure we define this unambiguously in any proposed amendment. We can consider making the designation require an annual renewal, but also becoming permanent if the designated person also has power-of-attorney for the underlying YWPHI member. We'll discuss more before the annual meeting.

5. Status of Treasurer's Role. Kelly has resigned as treasurer. Kelly, Ted, and Brian met at bank to transfer paperwork. Ted is the signer on the account, and has delegated some responsibilities to Brian, including the mail and managing Quicken. The most recent YWPHI fiscal year was 3/1/2016 to 2/28/2017, and the tax returns for this are expected due 6/15/2017. Brian should check on this and confirm and proceed with filing the federal and state tax paperwork. Brian and Kelly will also meet on 4/22/2017 for further coordination. Brian will also prepare the annual YWPHI balance sheet to post on our website prior to our annual September meeting.

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6. Website and email updates. Ted sent an email to the members at the end of January, including pointers to a number of items in news. Ted will notify the members when we hear news about the Rate Study. Kelly and Ted straightened out the membership list up to January. Scott will send Ted info about the git repository.

7. Fire Grants. We received the approval for CEQA. It sounds like the exemption will apply to both the 2016 and 2017 fire grants. More onerously, Cal Fire is getting picky about translating the accounting onto work on the ground. Property owners have already given permission for 2016, and Kim & John are able to start the work based on the 2016 grant. For the 2017 grant, Kim & John are going through the process of getting owners to agree. Kim & John are also working on the spring chipping plan. Need to check and communicate to members whether there will be a community chipping specifically on 5/30/2017.

8. Sign/Community Map. There's a question about who has authority to post a free-standing sign. As a result, we're planning to put a sign on the mail shed itself. Bert has talked to a sign painter. Scott moved to authorize \$500 for a new sign to be coordinated by Mike, Ted, and Bert. Mike seconded. The **motion carried**. The goal is to combine the detailed map and safety symbols (No camping, open flames, fireworks) with a more picturesque welcoming headline.

9. YWPHI Structure. Ongoing discussion about changing structure from HOA (1120-H) to Non-Profit 501(c)4. Verified with the bank that our account isn't an obstacle to the change. The main burden is in the treasurer's work. The main benefit is the ability to directly receive grant money without paying an overhead to a fiscal sponsor.

Brian has begun some investigation and discovered that the starting point are California state filings, and then federal status filings come second.

We need to collect enough info to make a decision by the July board meeting if we want to make a proposal to the full YWPHI membership at the annual meeting.

10. Board Terms Expiring. Three board members expiring this year: Scott, Vonnie, and Steve. Need each to think about whether to continue and communicate intention to current President. Together with Kelly's resignation (selling his property) there will be 4 board positions to re-conform or fill at the September 2017 meeting.

The meeting adjourned at 8:14 p.m.

Respectfully submitted by
Scott Renfro

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.

BoD meeting Schedule proposed for 2017-18

Date / Time	Central Agenda
09/03/2017 (Sunday noon)	Appoint officers and committees
01/09/2018 (Tuesday 7pm)	Update communications on YWMDAC
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