



Yosemite West Property & Homeowners, Inc. (YWPHI)

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

YWPHI Board of Directors Meeting Agenda 7PM on Tuesday, July 11, 2017

Conference Call Information:

- Toll Free: **(866) 679-9995**
- Participant Number: **52283076 #**

Invited Participants

Board Member

Ted Williams – President

Steve Pedersen – Vice President

Scott Renfro – Secretary

Vonnie Coombs

Bert Kroon

Mike Stepien

Committee Members

Brian Bond - Accountant

Agenda items:

- 1) Rate-Study news. Proposal to come in a special YWMDAC meeting, still being postponed, with no new date committed at 6/8/2017 YWMDAC regular meeting.
- 2) Proposal for by-laws amendment to allow members right/duties to be assigned to kin.
- 3) Status of Treasurer's accounting duties including filing of 2016 tax returns.
- 4) Preparation of documents to post on website prior to 9/3/2017 annual members' meeting:
 - a. Balance sheet of assets and liabilities
 - b. Cash flow summary
 - c. Annual budget
- 5) Status of updating of membership database with Property tax data and email signups.
- 6) Coming mailing for \$50 dues invoices
- 7) Fire Grant Work (both 2016 and 2017 issued grants), and new grant application writing.
- 8) Sign (community map by mailbox). New map sign, and proposals for "postcard" sign.
- 9) Entity status - HOA (1120-H) vs Non-Profit 501(c)4. Consider making proposal to 9/3/2017 members' meeting?
- 10) Renewal of BoD membership for expiring terms

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

www.YosemiteWest.org

Process for Amendments to YWPHI Bylaws under Article VIII:

Subject to the right of Members as provided in Section 1 of this Article VIII to adopt, amend or repeal bylaws, and other than a bylaw or amendment thereof changing the authorized number of directors, these bylaws may be amended, repealed or new bylaws adopted by a two-thirds vote of the full Board of Directors. Amendments so adopted must be submitted to the Membership for ratification prior to or at the next Annual Meeting.

A 2/3 vote currently means 4 votes out of our 6 BoD members.

Currently, Article III section 2a defines "Member" as

A Member of the association must be an owner of record of a lot in Yosemite West and be either (1) an individual or (2) a couple (who together are entitled to a single combined vote). Each member shall be entitled to one vote, regardless of the number of lots owned. Where a lot is owned by a partnership or corporation, that entity may designate one individual who shall be eligible for membership.

Proposal for Amendment of YWPHI Bylaws:

Amend Article III section 2a to read:

Ownership of a lot in Yosemite West qualifies any ONE of the following to be a designated Member of the Association:

- 1) An individual*
- 2) A couple (who together are entitled to a single combined vote)*
- 3) A designated "next-of-kin" adult in the immediate family (spouse, child, or individual authorized by a power-of-attorney document) who serves as Member by choice of the recorded owner*
- 4) A designated individual chosen by a partnership, trust, or corporation lot owner*

A lot or property ownership entitles only one Member, from one of the above categories. Each Member shall be entitled to one vote, regardless of the number of lots owned. Designation of the authorized individual Member for any of the above ownership categories may be indicated or changed by written notice to the secretary of YWPHI, and shall remain valid until revoked or property ownership changes.