



Yosemite West Property & Homeowners, Inc. (YWPHI)

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

YWPHI Board of Directors Meeting Minutes

April 3, 2018

Invited Participants

Board Member or Officer	
Ted Williams (present)	Board Term 9/2015 to 8/2018
Scott Renfro (not present)	Board Term 9/2011 to 8/2020
Mike Stepien (present)	Board Term 9/2010 to 8/2019
Bert Kroon (present)	Board Term 9/2012 to 8/2018
Sergio Pellegrino (present)	Board Term 9/2017 to 8/2020
Katrin Kuttner (present)	Board Term 9/2017 to 8/2020
Gary Mazzone (present)	Board Term 9/2017 to 8/2020
Brian Bond (present)	Appointed officer

Meeting called to order at 7:04pm, with quorum.

Agenda items:

- 1) Update regarding the ZoB vote on 2/6/2018 and subsequent YWLC activities pursuing corrections.

As previously stated in communications to the BoD, the Mariposa County BoS 2/6/2018 hearing on water and wastewater increases did both impose the increases and convert the legal status of Yosemite West from an Assessment District to a Zone of Benefit.

However, since the ZoB protest-vote count was a 50% tie, there has been scrutiny from all sides on the details. There are about 4 known protests that are stated (and re-confirmed) by individuals to have been sent on time via USPS letters, but claimed not received by the county's Clerk of the Board. However, without proof (registered mail receipts), these protest-votes are unlikely to be corrected.

And there are about 3 “presumed-yes” votes from registered voters that had moved out-of-state and potentially re-registered elsewhere, so these should be removed from the tally denominator. To correct this issue, we are aware that a private individual (longtime connection to Yosemite West) has filed a “reverse-validation” lawsuit via attorney KKBS against the County, and is currently in progress. YWPHI is not a party to the lawsuit, but we do believe the vote of the community should be as correct as possible.

MOTION (by Ted Williams, seconded by Mike Stepien): Approve \$500 expenditure to KKBS (for filing/newspaper fees) from the earmarked \$1500 YWPHI sub-account for legal expenses.

MOTION passed unanimously.

If the lawsuit reverses the ZoB formation, then presumably the County would eventually revert the YW water and wastewater rates, and consult with their attorney (Colantuono) on the next steps to re-file a different rate increase proposal in the future.

- 2) Update regarding the County's miscalculated bills (wrong start date for increases), as posted on YWPHI website.

Apparently, Larry Harris did not clearly enough communicate to the Public Works billing staff the correct start-date for the water and wastewater rates increases, and the county's February utility bills were miscalculated. A round of corrected bills has been sent, and the County will issue account credit to payers who already paid more than the corrected-bill amounts.

- 3) Update regarding completion of the 2016 and 2017 fire-grants.

By June, all the tree felling and chipping work covered by the 2016 and 2017 fire-grants will have been completed.

At a future time, the YWPHI BoD needs to recruit more grant-writing for applying to fire-reduction grants for 2019 and beyond.

- 4) Treasurer's report and review of proposed 2018/2019 budget.

The budget has been sent to the BoD members, including the addition of a line item for 2018 chipping (budgeted at \$1750).

Even the \$1750 will likely only pay for about 1.5 days of labor of a 3-man chipping crew. There was some discussion about whether the BoD would approve greater expenditure, with the conclusion that we would likely not approve more money, unless

there were enough additional memberships added to keep the amount spent on chipping less than 50% of annual membership fees received.

Treasurer will re-evaluate other 2018 discretionary expenses such as purchase of QuickBooks account software renewals, and consider other cheaper alternatives.

- 5) Next steps from Sergio Pellegrino and Katrin Kuttner for publicizing the 5/29/2018 annual chipping, and sending out request for permission letters to participate in chipping.

After discussion, we decided that the chipping program would be publicized to the entire community (via email and paper mailing) but that we would clearly state that participation requires YWPHI membership, so anyone who wants to sign up their property to have a tagged pile chipped also needs to become a YWPHI member, if not already. Further, we will state that the chipping service will be “first-responses, first serve” within available funds.

Sergio agreed to get the information from Kim for the chipping contractor and to negotiate a price. This includes querying for an estimate of how many piles can be chipped within our available budget. Sergio will handle the business agreements and direction of the chipping crew.

Katrin agreed to prepare the signup letter that needs to be sent out to get owners' intent for chipping participation and explicit permission for the crew to come onto owners' property for the purpose of chipping.

Gary agreed to receive the letter from Katrin, and to paper mail it out to all known YW owner mailing addresses, including with an invitation to join YWPHI. Gary will use his own return address for the paper chipping forms so that he can collate and summarize signup responses in a spreadsheet.

Ted agreed to get an email address setup (by contacting our secretary and IT webmaster, Scott Renfro) for chipping responses, and to respond and tally all responses in a spreadsheet.

Update: Kim informed that there are some remaining funds from the 2016 grant that can be used for chipping. The first round will be somewhere at the end of April, with possibly a second chipping round later in May. Dates will be announced once decided by Kim and the chipping contractor.

- 6) Next steps from Sergio Pellegrino and Katrin Kuttner regarding organizing fund-raising for fire-house at NESC (National Environmental Science Center).

In general, the proposed fire-station (now being called the “fire-house”) at Hwy41 and Henness Ridge Drive is a “floating-start-component” within the NESC master plan. The Fire-house is now being promoted more in the context of an environmental education and training facility, emphasizing its role in student experiences and fire-safety education.

Moose Mutlow has already pursued many possible funding sources for building the fire-house including approaching YW rental operations companies, but currently has no concrete funding commitments. In general, NatureBridge’s experience has been more successful with individual private donors than with corporations or governmental agencies.

The estimated cost for the fire-house construction remains at \$2M, and construction could begin once about 50% to 60% of the funds have been committed. Only construction funds need to be identified, because ongoing operating costs and staffing will be covered by the YNP fire-department.

An overall NESC facility “grand-opening” event is being planned for August 2018. We should discuss further how publicity for the fire-house funding could be incorporated into this event.

Sergio prepared and discussed a slideset about how the YW community could feasibly drive a fire-house funding campaign with a target of \$50K from the community, which means a target ask to individual households of about \$1000, to encourage a reasonable set of donors that contribute between \$500-\$1000. One of the key benefits to promote is the potential reduction of fire-insurance rates, which several insurers have informally quoted as about a \$1000 reduction annually due to the improvement of fire response times and possible reduction of the ISO mitigation Class rating from 10 to about 5 or 6.

The goal of the YW fire-house fundraising is to kickoff publicity at the 5/27/2018 meeting, and seek to get donations received or committed by Nov 2018. All donations would be directly to NatureBridge [and tax-deductible because of their 501(c)3 status], and earmarked to an account for the “Henness Ridge Fire House”.

Between May and November, we could further explore with NatureBridge the possibility of events to connect the community and encourage the fundraising, such as open-house times, or on-site benefit events.

Next step are:

- Sergio to clean up draft of fund-raising slideset and distribute.
- Katrin&Gary to receive and polish slideset and make flyers which could presented and distributed at the 5/27/2018 community picnic.

- Sergio&Ted to make further contacts within the NatureBridge leadership, including finding the right development contacts with whom to partner, and whether there is any specific NatureBridge person responsible for fundraising for the NESC Fire-House.
- Approach larger organizations such as the Yosemite Conservancy.
- Sergio&Moose to formalize the process for contributions, including collateral for a “donor file”, and online setup of the actual donation setup such as adding a specific “fire-house” option to the fundraising page at:
<https://naturebridge.org/civicrm/contribute/transact?reset=1&id=19>

7) Speaker proposals for the 5/27/2018 community picnic/meeting

The BoD had several suggestions along many possible themes:

- a) Community volunteering, where a speaker could advocate programs such as at:
<https://www.nps.gov/yose/getinvolved/volunteer.htm>
- b) Local activities, such as within the climbing community. Katrin suggested YW community resident Beth Rodden, see biography at:
https://en.wikipedia.org/wiki/Beth_Rodden
- c) NatureBridge, in a more general sense to explain the programs and possible connections to the community. Sergio suggested Stephen Lockhart, whose biography is at: <https://naturebridge.org/node/1747?iframe=true>
- d) YNP fire personnel, such as chief Kelly Martin, who has been YW guest speaker several times, and who could reinforce the importance of a local fire-house.
- e) Specific fund-raising speaker to ask for fire-house donations.

In general, after discussions, the timing this year is best for option c), a more general introduction to Nature Bridge, which can include the fire-house funding discussion, but more generally explain the Nature Bridge goals and answer more general questions from the YW community.

Sergio agreed to take the next step to contact Stephen Lockhart, and invite him or his suggested contacts. Ted will re-confirm after initial contact by Sergio.

Depending on the Nature Bridge schedule and availability of Moose Mutlow, we want to ask again whether there is availability for also opening up the Nature Bridge campus for tours by YW residents preferably on the Sunday 5/27 meeting day, or alternatively on Saturday 5/26 or Monday 5/28.

8) Hosting of 5/27/2018 community picnic.

Mike Stepien asked for confirmation that he will host the community picnic as usual at the end of Azalea lane on the Sunday 5/27 meeting day.

Thank you to Mike for tirelessly volunteering to run the picnic.

Ted&Sergio will confirm for certain to Mike as soon as we hear more from Moose Mutlow about whether there are any opportunities at NatureBridge that would affect the time of the picnic.

Update: The community picnic is now being planned for 9am on Monday, 5/28/2018.

- a) Moose Mutlow will open the NESC campus/buildings at 9am for our community (early start so that people can drive home as needed on Memorial day afternoon).
- b) Brief walk-around tour of the NESC facility.
- c) Moose will be our speaker to talk about the mission of NatureBridge in general, why the NESC exists, and the planning for the proposed "Henness Ridge Fire-House".
- d) YWPHI will describe the kickoff of our fundraising for the Fire-House. We should prepare a 1-page handout, which can include online links to more details on both the YWPHI and NatureBridge websites.
- e) There are picnic tables at NESC, where we will host a "breakfast/brunch" for the community.

9) Feedback to proposed Logo designs for updating YW letterhead & communications.

Katrin suggested several possible Logo designs. Several members expressed that we want to stay with a "rectangular horizontal" design, so the preference is mostly for the logo:



There was some discussion about whether the tree could be replaced with a stylized half-dome shape, and Katrin stated she would explore.

The logo also needs to be enhanced with adding text for our URL:

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

Meeting adjourned 9:05pm.

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

www.YosemiteWest.org

BoD meeting Schedule for 2018-19

Date / Time	Central Agenda
07/10/2018 (Tuesday 7pm)	Plan Labor Day annual meeting
09/02/2018 (Sunday 2pm)	Appoint officers and committees
01/08/2019 (Tuesday 7pm)	Update communications on YWDAC / Nature Bridge
04/09/2019 (Tuesday 7pm)	Plan Memorial Day picnic, select speaker
07/09/2018 (Tuesday 7pm)	Plan Labor Day annual meeting

The next YWPHI **Members'** meetings are:

- 1) Noon Monday 5/28/2018 = Memorial Day Picnic and NESC open-house.
- 2) Noon Sunday 9/02/2018 = Labor Day annual Members' business meeting.