



Yosemite West Property & Homeowners, Inc. (YWPHI)

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

YWPHI Board of Directors Meeting Minutes

July 10, 2018

Invited Participants

Board Member or Officer	
Ted Williams (present)	Board Term 9/2015 to 8/2018
Scott Renfro (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 (not 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 7:03pm, with quorum.

Agenda items:

- 1) Re-cap of the 5/28/2018 meeting at the NESC and next steps for Henness fire station.

Ted had sent a letter on 5/17/2018 to NatureBridge executives asking for consideration of methods to earmark funding for the Henness fire station. There has not been a specific response from NatureBridge. Sergio suggests we “keep the dialog” and Sergio plans to re-contact NatureBridge. Both Ted and Sergio will make contributions earmarking the Henness fire station and look to see if the designation is acknowledged.

- 2) Fire equipment and fire-hose lay training

Ted has moved some equipment (fire hoses, valves, nozzles) to the corner of Henness Circle and Azalea. We have contacted the CalFire chief for Mariposa county who was cooperative to discuss scheduling a training. Ted is working this issue to establish relationship and agreement with CalFire, but we may likely postpone to next year.

After both Ted and Kim repeatedly contacting Mariposa public works, there was progress to get the fire hydrants un

3) Role of YWPHI in assisting owners to obtain better fire-insurance

Many homeowners have experienced severe fire-insurance rate increases. There might be some benefit to aggregation, but past efforts did not pan out with small insurance companies, so any new effort might need a different tact, such as approaching a large insurance broker like Lloyd's who might assist in "distributing".

Sergio will continue asking his fire insurance broker about what process can improve the ISO rating, including questioning how to actually get effect from any improvements. See: <https://www.isomitigation.com/ppc/fsrs/items-considered-in-the-fsrs/>
The ISO organization gets information from many sources, including "community surveys", and it is not clear how to affect enough input to actually make a change in ratings.

The criteria for ISO ratings is not just proximity to a fire-station alone, but a weighed formula including categories:

- i. 9.5% on Emergency communications (911 response characteristics, jurisdiction sharing)
- ii. 47.4% on Fire Department (Distance, equipment capacity, staffing, training)
- iii. 37.9% on Water supply (Capacity, redundancy, piping and wells, Hydrant conditions)
- iv. 5.2% on Community risk reduction (Local building codes, enforcement, fuel removal, public safety, fire equipment, volunteer training)

4) YW District Advisory Committee

After years of service, John Mock has passed the chairmanship of the YWDAC on to Tom Lambert. There is currently an opening on the committee, and Ted is applying.

5) Proposal by Brian Bond to purchase Excel-format property ownership data from the county, instead of transcribing from paper.

The access costs \$150 per month, and it is permitted to join just for a single month to get updates. This compares with our current cost of \$60 to get a one-time dump of paper address of property tax data. We agreed to authorize the expenditure at the September meeting in preparation for an end of the year mailing, and perhaps continue to buy the updates for one month each year.

Gary pointed out the need for a more personal touch to welcome new homeowners. This year's new membership mailing may also want to include more helpful

information for new residents directly in the welcoming letter that invites them to join YWPHI.

6) Access to the "yosemitewest.org" domain

We currently have 10 email addresses in the yosemitewest.org domain:

- i. firesafety@yosemitewest.org
- ii. hospitality@yosemitewest.org
- iii. info@yosemitewest.org
- iv. newsletter@yosemitewest.org
- v. president@yosemitewest.org
- vi. secretary@yosemitewest.org
- vii. treasurer@yosemitewest.org
- viii. vicepresident@yosemitewest.org
- ix. webmaster@yosemitewest.org
- x. grants@yosemitewest.org

These addresses are fixed and limited to 10 because we are staying with the Legacy Edition of the gmail "gsuite for business". Ted and Scott now both have ability to reset the passwords for these accounts to provide to new members participating on the YWPHI BoD.

Because some of these address (like info@yosemitewest.org) have been unread for years, there is likely a backlog of requests. Ted will scan for any that are still relevant.

7) Consideration of guest speakers for 9/2/2018 Labor day meeting

We discussed several of the previous suggestions. There was support for widening from the "traditional" topics, for example to include recreational activities. Previously, Katrin had suggested Beth Rodden, a Yosemite West resident and accomplished climber and author.

8) Mailbox shed maintenance and enhancement

Every spring, critters and birds (woodpeckers) do damage and make nests in the YWPHI mail shed. We got repairs done this year by Jose, who volunteered the effort without reimbursement (thanks!). An idea to repel critters and birds could be to install a screen door, but this would mean narrowing the 4ft entryway by building a frame to mount a 3ft wide swinging door. After discussion, it was not clear whether this would create more maintenance issues than it would solve, so we will postpone and see if Jose's repairs hold through the next season.

Meeting adjourned 8:10pm.

BoD meeting Schedule for 2018-19

Date / Time	Central Agenda
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
07/09/2019 (Tuesday 7pm)	Plan Labor Day annual meeting

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

- 1) Noon Sunday 9/02/2018 = Labor Day annual Members' business meeting.