



Yosemite West Property & Homeowners, Inc.

2014 YWPHI Members Meeting Minutes Sunday August 31, 2014, 11a.m

The YWPHI Annual Meeting was called to order at approx. 11:40 am by Kelly Rich, President, and Deborah Rich agreed to take minutes (our Secretary Scott Renfro was absent).

We had *nn* attendees, as follows:

Attendees to be filled

In later.

I. Minutes

Deborah Rich read last year's minutes to the group, which had previously been posted to the YWPHI website in draft form. Kelly Rich requested an amendment to the minutes, change "Association" to "Organization". He then moved to approve the minutes, seconded by Bill F. The minutes were passed unanimously.

II. Treasurer's Report

Kelly Rich presented the latest Treasurer's Report, which had been made available in hard copy at the meeting.

It was noted that there are approx. 120 paying members, and John Mock commented that the membership represented about 75% of the property owners.

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Profit/Loss: January to December 2013 (see handouts for financial statement).

- Income: \$4,000
- Expense: \$7,000

Harry asked what the “Uncategorized expense” meant. The \$3,000 was seed money to pay the lawyer. This was voted 2 years ago and approved unanimously to put the \$3,000 in this fund.

Current Assets: \$7,405.84

- *Chipping program (~\$1,300) - it was suggested that this should occur earlier next year (June)
- *Memorial Day picnic
- *Labor Day picnic
- *General Maintenance - shed
- *Legal seeding

III. Other Business

Grant Status (Kim O’Neil)

- Fire Safety Grant, \$14,040
It is taking time for these funds to be transferred. Once it gets transferred, there will be a quick turn-around and the contractor can begin.
- PG&E Catastrophic emergency grant.
Kim, John, and Moose wrote the proposal for the public utilities easement for removing dead trees. This needed to be submitted prior to October 31 and was submitted for \$150,000. This proposal was denied. There is on-going dialogue to perfect the proposal for possible re-consideration for these funds.

Yosemite West District Advisory Committee (John Mock)

Committee members: John Mock (chair), Rich ____, Bill Duff, Deborah Kroon, Jeff Hornasec, Tom Lambert, Moose Mutlow

There are quarterly meetings which are open to the public. The next one will be held on 9/11/14. These meetings are held the 2nd Tuesday of each quarter (March, June, September, December), and are held either here in Yosemite West or in Wawona.

- Mariposa County has a budget collected from the community’s property taxes as

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well as the water and sewer collection. This should be coming back in to our community to repair our roads, and sewer system. Even though we own this infrastructure, the Board of directors make the decisions.

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Questions

1. Debbie: What is the status of copper levels in our water?

John: The water now has proper levels. A “Lowery” process has been implemented with bubbles in the water preventing leaching. There is a minimal amount of chlorinate bringing the pH to 7.5.

2. Matt H: What is the status of water restrictions and EDUs?

John: The waste water needs to be limited to 60,000 gallons per day. A study by Provost-Prichard in May showed that our sewer system will not handle more than 35,000 gallons per day. Engineers feel that we can get more than 100,000 gallons per day using the SDI, Self drip irrigation. There is currently a temporary freeze on selling extra EDUs. Anyone with a vacant lot can still build if they already have paid for their EDU. There are currently no water restrictions except for not being able to export water from our community.

3. Bill: What is the status of getting the sewer system up and working and what is the cost?

John: We need to have our underground infrastructure worked on. We will find out October 1st if we will be receiving any grants. If we do get a grant, we will need to come up with 25% to match the grant agreement of 75%-25%.

There is a water bond for 1/2 Billion dollars to help with small communities to assist with failing infrastructure.

Mariposa Count has three plans, which Yosemite West is a part of now.

—Underground water-supply lines

—Underground sewer

—A second water source

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4. Kelly: What is the audit status?

John: 2004 ballot assessment, engineer's report, requires an outside impartial analysis. The county has chosen a financial analyst that was also chosen by our lawyer. This will prepare us with all the information we need in the case that we would need to go on trial.

5. Ted: With the retainer we gave to Cota-Cole, what are they doing for us?

John: Advise, prepare legal brief if need to litigate

6. Sergio: Acknowledged and thanked John for the positive momentum and for all the others that have been working on these issues.

7. Debbie: With the extra EDUs purchased, did we get that money or did the county get it?

John: The County took it, \$10,000 per property, 44 pre-paid full amount. In 2010, the county transferred these funds to put in the "general fund." It was suggested that our lawyer work on getting these funds back.

Other news and issues

- Pine needles can be taken to Fish Camp station. The fee will be waived. Call ahead if you have a lot of needles.
- There will be a proposition on the November ballot to raise the TOT by 1.25%. There are 51 registered voters in Yosemite West. It was noted that anyone can have their registration transferred so that his/her vote counts in our community.

Mission Statement

Kelly suggested we review the Preamble in the Bylaws of our "Mission Statement," and add a flavor of environment protection to the statement. According to the bylaws, the Board of Directors can propose amendments in advance of the Annual Members Meeting, and the membership can then vote on the proposed changes at the meeting. The membership seemed to not oppose the idea of exploring a change.

IV. Board Structure & Nominations

There are currently 2 Board openings. Betsy resigned from the Board and the Treasurer position. Kelly stepped down from President to assume the role of Treasurer. Mike, our current vice president, became the acting President.

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YWPHI Board Status

- President (acting) : Mike Stepian (3-year term started 9/2013)
- Vice President : Steven Pederson (3-year term started 9/2014)
- Treasurer : Kelly Rich (3-year term started 9/2013, first term started 2007)
- Secretary : Scott Renfreo (3-year term started 9/2014 *if term accepted)
- BOD member: Richard Kroon (3-year term started 9/2012)
- BOD member : Richard Hiem (3-year term started 9/2012)
- BOD member : Vonnie Coomb (3-year term started 9/2014)

It was recommended that Barry be nominated to the Board, as he is a current full-time resident and associate member. However, current bi-laws state that an associate member cannot hold a position on the Board.

Steve Pedersen was nominated and seconded and voted in unanimously.

Scott Renfreo was nominated in absence, voted in unanimously.

Vonnie Coombs nominated and voted in unanimously.

VI. Membership Dues, Next Annual Meeting, & Adjourn

2014/15 Membership Dues – Now due: \$35/year
(some dues collected by check)

The **2015 Annual Members Meeting** will be held on **Sunday, September 6th, at 10:30 a.m.**, location to be announced.

Meeting adjourned at 13:20 hours.

Respectfully submitted,
Vonnice Coombs (acting) Secretary