



Yosemite West Property & Homeowners, Inc.

YWPHI Members Annual Meeting Minutes September 4, 2011

The YWPHI Annual Meeting was called to order at 11:00am by Kimberley O'Neil, acting on behalf of Acting President Kelly Rich who was not able to attend. Agendas had been made available for members.

The opportunity was taken to thank Betty Clark for the use of her yard for the meeting and for all members who were in attendance. We had 44 attendees and 1 guest, representing 22 households in attendance.

I. Minutes

The Minutes of the last Annual Meeting (September 5th, 2010) and the current Treasurer's Report, had been circulated electronically prior to the meeting. Additional hard copies were passed around. There was little discussion. Beth Ringrose motioned to approve the minutes, Ken Owens seconded, and the minutes were approved by all in attendance.

II. Treasurer's Report

Kimberley O'Neil briefly highlighted what was in the report:

- Calendar Year 2010 Balance Sheet
- Calendar Year 2010 Profit and Loss
- 2008 - 2010 Three Year Comparison
- Fiscal year-end 2/28/2011 Balance Sheet
- Fiscal year-end 2/28/2011 Profit and Loss

Kimberley reported that in accordance with YWPHI Bylaws, a review of the financial records had been conducted in advance of the meeting by Kelly Rich who reported that they were in order.

Kimberley went on to report that the combined balance in the checking and savings account as of August 23, 2011 is \$11,490.32.

Kimberly also reported that membership for 2010/2011 was at the 120 level and that 40% of the membership to date had renewed their membership. A request for questions or comments was made and being no comments, the members present approved the report.

III. Committee Reports

A. Fire Safety Committee

John Mock gave a brief report and explained that more detail would be available in the upcoming Fall newsletter. He reported that the 2010 National Fire Plan grant was now completed and that 99 homes (71%) and 117 vacant lots (75%) had gone through the defense treatment. There was one more grant to go (an NPS-funded 2011 National Fire Plan grant) covering 49 acres in Project Area YW-004. John told all present that the priority for homeowners and lot owners, at the moment, was for them to make sure that their In-Kind Contributions were counted - it was key that all participants filled in their sheets on time/\$\$\$ spent on fire defense clean-up activities. Sheets were available and taken up by those present.

John then concluded with some additional action and information:

- Re-check that they are included in the Code Red listing
- The next phases of the fire defense plan will be to think 2-3 miles out

In response to a couple of questions from members, John responded:

- “There will be an update on the timber harvesting status in the upcoming newsletter.”
- “Members need to check their propane tank installations periodically and to call their gas company for further advice/service.”

B. Nominations Committee

Kimberley O'Neil briefly explained the nomination process and the term status of current board members. The two vacancies available had candidates proposed - Rea Jackman who was prepared to serve an additional term and Scott Renfro who was proposed to fill the vacancy left by Tom Lambert whose term had expired. An introduction of Scott followed. A call for any additional nominations resulted in none being proposed.

Debby Hagan motioned for Scott's election, seconded by Bob Woolard while Bill Podolsky motioned for Rea's re-election, seconded by Sergio Pellegrino. Both were elected unanimously.

Kimberley also reported that Kelly Rich said he was prepared to serve as the new President.

IV. Old Business

None.

V. New Business

A. 2011 YWPHI Member Survey Results

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Page 2 of 4

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Kimberley O'Neil gave a detailed run-down of the results of the Member Survey, but also explained that these would be tabulated in the upcoming newsletter. She also invited Bill Duff to give some background and objectives of the survey. Kimberley went on to report that the response rate was 17%, that 20 volunteers from the survey had offered their services and that they would be contacted individually by one of the Board members.

B. Yosemite West Archive

John Mock gave a report on the proposed Archives Project for digitizing a major set of files, records, documents, etc. covering Yosemite West's history, explaining that the National Park was very interested in including these in their own database. He concluded by saying that anyone interested in helping with this project should contact him directly.

C. Holiday Open House

The various challenges to having this event were explained - hosting, parking, weather, other holiday commitments, etc. It was reported that this event would be discussed by the Board at the next meeting in October and a decision on whether to go ahead, or not, would be made then. A call for volunteers was made, but there were no immediate offers.

V. NEW BUSINESS

At this point Kimberley O'Neil opened it up to all attendees as regards what they would like to see the Board addressing in the coming year:

- A discussion developed on fire equipment - it was explained that \$1000 had been approved for hose storage installation, and that an inventory of our actual fire defense equipment had just been carried out. \$500 for replacing missing or damaged equipment was to be discussed at the next Board meeting.
- Carol Misener reminded everyone of the importance of regularly inspecting propane tanks and their foundations after a propane tank became dislodged and rolled down the hill. The concrete blocks on which many tanks are set deteriorates over time, leading to problems. Your propane company is usually happy to inspect the tank upon request.
- A need to clean out berms and gutters around the community (while it's the duty or Public Works to see to this task, they have been somewhat remiss in getting it done).
- Al Warkentine opened a discussion on cleaning out clogged culverts, which some residents have been doing themselves since Mariposa County Public Works does not seem to be adequately maintaining them.
- Our roads badly need holes patched now and more regularly. Same with drainage culverts, which several residents have taken to cleaning out themselves to reduce drainage problems.

The Yosemite West Maintenance District Advisory Committee (YWMDAC) is the liaison between the Yosemite West community and Mariposa County, and Public Works issues should be routed through this committee.

- It seems the county lacks a detailed map to our underground infrastructure (e.g., water and power). Having a detailed and accurate map is vital to being able to repair issues

quickly and safely. There was a story about a recent dig that nearly took out a power main, which was supposed to be on the other side of the driveway.

- Waste water treatment facility: It was reported from one of the attendees that no maintenance or updating is being done on the system. Additionally, it appears that many of the aerators are blown out or otherwise inoperable due to lack of maintenance on the facility.
- Communication: There was a need for a Q&A summary on an ongoing basis on subjects such as road repair, water-line infrastructure, the Institute build status, the proposed hotel/cottages development, power problems, and so on. There was a reminder that, in part, YWMDAC serves this purpose, and the next meeting is Oct 6th or 12th, 2011 (check with John if you're interested).
- Garbage storage and disposal - in addition it was reported that the problem this causes by attracting bears, coyotes, ravens, etc., had got to the stage where coyotes were becoming comfortable with human interaction and beginning to get aggressive. One suggestion was to encourage the county to require proof of adequate dumpster capacity as part of the Transient Occupancy Tax (ToT) application/renewal process. Another suggestion was to revive the old 1-page visitor guidelines we used to publish that reminds people about proper trash handling, not feeding wildlife, and more.
- Street signs need to be fixed up after damage in March storm.
- There was a report, and a number of rumors, on a prowler in the community.

To conclude the session, it was explained that all of these would be reviewed by the Board and that actions such as raising the subject at the next Yosemite West Maintenance District Advisory Committee (YWMDAC) or getting some communication out where possible, or other, would be taken.

VI. CONCLUSION & NEXT ANNUAL MEETING

The attendees were thanked once again for their attendance and participation.

The meeting was adjourned at 1:15p.m.

The 2012 Annual Meeting will be held on Sunday, September 2nd, at 10:30 a.m.

Respectfully submitted,

Scott Renfro

YWPFI Secretary