



Yosemite West Property & Homeowners, Inc. (YWPHI)

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

Minutes of 2016 YWPHI Annual Members' Business Meeting September 4th, 2016

(notes taken and report drafted by Ted Williams)

Corrections included from members' meeting on 9/3/2017.

Meeting was preceded by presentation from Nancy Phillipe of NPS (National Park Service) who described operations and priorities of the Emergency response center (911 calls) operated by NPS. Response to Yosemite West for both Fire and Law Enforcement will be mobilized based on closest resources at time of an emergency call.

The YWPHI Annual Members Meeting was called to order at 1:30 pm, with >30 general members in attendance. Five of seven current YWPHI BoD (Board of Directors) (Michael Stepien, Kelly Rich, Vonnie Coombs, Steve Pederson, Ted Williams) were present both at the general meeting and the subsequent YWPHI BoD meeting. YWPHI BoD members Scott Renfro and Bert Kroon were absent.

I. Approval of 2015 YWPHI Annual meeting Minutes

- a. Minutes of 9/2015 YWPHI Annual Members' meeting were read aloud by Debrorah Rich.
- b. Motion (Betsy Ringrose) to approve 2015 minutes and seconded (Kelly Rich). Motion passed unanimously.

II. Treasurer's Report

- a. Kelly Rich distributed hardcopies of the YWPHI statements:
 - i. Profit & Loss (Cash Flow)
 - ii. Balance Sheet (Assets and Liabilities) showing \$6704 balance

- b. On 9/11/2013, the YWPHI provided a \$3000 deposit initial retainer to the YWLC (Yosemite West Legal Committee) to hire the CotaCole legal firm. Eventually the YWLC received \$6625 in other direct contributions from Yosemite West owners, for a total retainer of \$9625. To date, the YWLC has spent ~ \$5200 working with Mariposa county to get the process of utility (water, sewer, road) rate adjustments into legal compliance and commissioning a county Financial Analysis that eventually already recovered several hundred thousand dollars of funds into county accounts now specifically allocated for Yosemite West utility maintenance. The remaining ~ \$4425 retainer is currently held by CotaCole for the YWLC and available for upcoming use in ensuring proper interpretation for Yosemite West of the county utility rate study expected in 12/2016. At the 8/2/2016 YWPHI BoD meeting, YWPHI considered requesting return of the initial \$3000 from the YWLC, but decided to leave the funds in place, since YWLC future action can benefit all Yosemite West owners. Still, since YWPHI has the possibility to make requests to the YWLC, **Kelly** will investigate making an appropriate notation on the YWPHI Balance Sheet to indicate the YWPHI \$3000 investment in the YWLC.

- c. Membership

The YWPHI now has 104 current members, which is a recovery partially due to all the address-list updates based on Kim's work this year getting owners signed up for the Fire Safety Grant. However, there are still many new/changed owners that may not yet be aware of YWPHI, and Kim suggests sending them a welcome letter and invitation, since there have been many changes of property ownership throughout the community and has been several years since the last round of invitations. **Vonnie Coombs** volunteered to help Kelly Rich with the mechanics of preparing and mailing YWPHI welcome letters.

- d. Budget

YWPHI has functioned for many years without an official budget, but formalizing the budget will provide better guidance on priorities and decisions. This topic will be addressed within the BoD meetings, with the goal of including a budget in the Treasurer's presentation at the

2017 annual members meeting.

- e. Motion (Bob Woolard) to approve treasurers' 2016 reports and seconded. Motion passed unanimously.
- f. Current 2016 Dues
The YWPHI dues of \$35 per property are now due, and Kelly has sent invoices.
Dues may be paid either by Paypal (<http://www.yosemitewest.org/members.htm#dues>) or by mailing a check to the Yosemite West Treasurer at:
7585 Henness Ridge, Yosemite, CA, 95389
- g. Future Dues
In some previous YWPHI members' and BoD meetings, raising dues has been considered. Raising dues would allow spending to address specific issues of importance to the Yosemite West community (including many well-known topics such as fire-safety, chipping, signage, and communication).
- h. Motion (Bob Woolard) and seconded (Carol Ruiz) to raise dues starting on 9/2017 to \$50 per property. Motion passed unanimously.

III. Committee Reports & Business

a. Hospitality Committee

Chair: Mike Stepien

- i. Mike and Barbara Stepien continue serving to plan and host the Memorial and Labor day picnics.

b. Webmaster and Communication Committee

Chair: Scott/Kelly

- i. Improving Communications
Michael Stepien made a general plea for YWPHI members to volunteer to write content on topics relevant for the Yosemite West Community.
- ii. Some 2016 BoD meetings have discussed how to improve communications, including whether there would be much benefit to attempting to use different news and notification systems (Facebook, NextDoor, etc.).
It was decided that a simpler approach is just to make a renewed BoD effort to update the YWPHI website and

emphasize to owners to get news by visiting the existing website: <http://www.yosemitewest.org/>

- iii. Publishing timely material is of value to the whole Yosemite West community, and the BoD will seek to make better use of the website for publication.
- iv. Ted Williams volunteered to submit relevant summaries of the county YWMDAC (Yosemite West Maintenance District Advisory Committee).
- v. Bob Wollard volunteered to consider compiling a newsletter again.

c. Nominating Committee

Chair: Mike

- i. Current YWPHI BoD (Board of Directors) members are:
 - 1) Kelly Rich (current three-year term started 9/2013, member of BoD since 9/2007)
 - 2) Mike Stepien (current three-year term started 9/2013, member of BoD since 9/2010)
 - 3) Vonnie Coombs (current three-year term started 9/2014)
 - 4) Steve Pedersen (current three-year term started 9/2014)
 - 5) Scott Renfro (current three-year term started 9/2014, member of BoD since 9/2011)
 - 6) Robert (Bert) Kroon (current three-year term started 9/2015, member of BoD since 9/2010)
 - 7) Ted Williams (current three-year term started 9/2015)
- ii. Since the terms of Kelly Rich and Mike Stepien are expiring, the BoD needs to fill these 2 openings, and nominations were opened.
- iii. 3 candidates were nominated:
 - 1) Sergio Pellegrino was nominated by Rich Metz.
 - 2) Mike Stepien agreed to continue on BoD again
 - 3) Kelly Rich agreed to continue on BoD again, but will be seeking someone else to take on the continuing role of Treasurer. Kelly will continue as acting-Treasurer during the transition.
- iv. Sergio withdrew his nomination
- v. Vote taken to confirm BoD nominations of Mike Stepien and Kelly Rich to 3 year terms (2016-2019).
Passed with >30 ayes, and 1 nay.

d. Fire Safety Committee

Chair: Mike Stepien

- i. This year's chipping program has been included within the 2015-16 CalFire SRAFPF grant (report coming below).
- ii. Additional signage for fire prevention (No Campfires, No Open Flames, No Fireworks) are being prepared and will be posted throughout community prior to 2017 season.

e. Fire Safety Grants

Chair: Kim O'Neil

- i. Kim O'Neill updated on status of the 2015-16 Cal Fire grant.
 1. Continued status updates will be posted at <http://www.yosemitewest.org/grants.htm#2016grant>
- ii. Kim O'Neil reported opportunity of new 2016-17 Cal Fire grant.
 1. Even though the 2015-2016 ground work has not yet begun, it is obvious the continued tree mortality is a much bigger problem than can be possibly addressed in a single year.
 2. The 2016-17 Cal Fire grant program has raised to \$200k the maximum grant size, so double the maximum size of this year's program.
 3. Applications for the 2016-17 Cal Fire grant program for are due on 9/28/2016.
- iii. Motion (Lambert) and seconded (Kelly Rich) to approve \$500 to pay Kim O'Neil to write the YWPHI application for the 2016-17 Cal Fire grant . Motion passed unanimously.
- iv. Motion (Bob Woolard) and seconded (Kelly Rich) to add an additional \$250 payment to Kim O'Neil to write the YWPHI application for the 2016-17 Cal Fire grant, so the total reimbursement is raised to \$750. Motion passed unanimously.
- v. County parcel tree status
 1. The upper county parcel (with 2 water tanks) also has 8 dead trees, identified by surveyor Russ Marks.
 2. Felling of these trees will be eligible within the Cal Fire grant.
 3. County has issued an encroachment permit to allow the work, but has added clauses about removal which are still in contention.
 4. The YWMDAC will continue to try to resolve how to pay for handling removal of the specific 8 trees on the county parcel, but this may consume funds needed for other

- utility maintenance.
- vi. NPS (superintendent Gary Wochner) will also need to give permission for any trees that must be felled onto Yosemite Park land.

IV. New Business

- a. Concern of how to address excessive community noise after 10pm.
 - i. Rich Metz stated noise seems to be from rental houses with large groups, not from condos.
 - ii. In general, the principle is that Yosemite Park rules apply to the Yosemite West community (10pm to 6am quiet time, 25mph road speed limits, don't feed the bears, don't leave trash outside, etc)
 - iii. All rentals/owners should distribute written rules, which include statements about noise as well as all the other usual rules.
 - iv. If there are continued problems, responsible rental agencies can be notified, and in many cases have been helpful.
 - v. Talking directly to renters is always required before calling Sheriff.
- b. Trash dumpsters
 - i. There are no "public" dumpsters in Yosemite West. Trash disposal is not a service provided by the county.
 - ii. All owners can choose to participate in any of several private trash cooperatives. One such cooperative can be enrolled via <http://goo.gl/forms/snXONISA3S>
 - iii. Owners need to inform guests/tenants with procedures for trash.
 - iv. Due to the animals in Yosemite West, littering is a serious problem, and violations (such as leaving trash outside a dumpster) should be addressed immediately with the perpetrators, including reporting names and vehicle license plates to the Sheriff.
- c. Rental sign by mailbox shed
 - i. Existing sign has fallen, and is now just leaning up, but the sign is > 10 years outdated and most contact information is now obsolete.
 - ii. The question of whether to fix the sign is deferred to the BoD meeting. It is not clear the YWPHI should be choosing what contact information to put on any replacement sign, so the replacement may just be a street map on one of the walls of the mailbox shed.

- d. Snow Plowing
 - i. The community is estimated to have 30 year-round residents, plus winter visitors.
 - ii. The county will not force off-site plow drivers to start at 2AM to be able to plow all roads by sunrise.
 - iii. Instead, county will employ willing on-site drivers to do first-pass snow removal with the pickup-size plows. As a part-time county employee, county insurance would provide coverage.
 - iv. Estimation is 1.5 to 2 hours needed to clear a single lane on all roads, before bigger county plows arrive later.
 - v. Goal is to have a pool of drivers on-call to do a single shift (2 hours), but without a set shift requirement.
 - vi. Currently 3 drivers: the Tom Lambert, Theresa Ho, and Moose Mutlow.
 - vii. **Additional willing drivers** can contact Tom Lambert who is facilitating for Mariposa county Public Works.

V. Next members' meetings

The next YWPHI members' meetings are:

- i. Noon Sunday 5/28/2017 = Memorial Day Picnic and Fire Safety speaker.
- ii. Noon Sunday 9/03/2017 = Labor Day annual Members' business meeting.

VI. Adjournment

Motion (Mike) and seconded (Kelly) to adjourn. Motion passed unanimously. Meeting adjourned 3:10pm